

TOWN OF EDGEWOOD



MAY 7, 2003

ZONING ORDINANCE AMENDED SEPTEMBER 22, 2004

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ORDINANCE NO. 2003-4
AN ORDINANCE ADOPTING COMPREHENSIVE
ZONING REGULATIONS
FOR THE TOWN OF EDGEWOOD, NEW MEXICO
BE IT ORDAINED BY THE GOVERNING BODY OF THE TOWN OF EDGEWOOD, NEW MEXICO,
AS FOLLOWS:

SECTION 1. TITLE.

These regulations shall be known as the “Comprehensive Zoning Ordinance” of the Town of Edgewood, New Mexico and shall be referred to herein as “this Ordinance”.

SECTION 2. PURPOSE.

The regulations and restrictions of this Ordinance are designed to avoid congestion in the streets and public ways; to secure safety from fire, flood and other dangers; to promote the general welfare of the community; to protect and conserve water resources; to prevent the overcrowding of land; to facilitate provisions for transportation, water, sewerage, schools, parks, and other community requirements; to conserve the value of property; and to encourage the most appropriate use of land throughout the Town of Edgewood.

SECTION 3. APPLICABILITY.

No structure shall be constructed, or placed, and no land use commenced within the Town of Edgewood except as authorized by this Ordinance. The provisions of this Ordinance are held to be minimum requirements to carry out the purpose of this Ordinance and are not intended to interfere with any other laws, covenants, or ordinances. Whenever any provisions of this Ordinance are more or less restrictive than other laws, covenants, or ordinances, then whichever is more restrictive shall govern.

SECTION 4. REVIEW AND DECISION-MAKING BODIES

Summary of Ordinance Administration and review roles:

Review and Decision-Making Bodies and Responsibilities				
PROCEDURE	§	TC	PC	P&Z Staff
Amendments to the Text of the Code	section 34	R/D	R/REC	R/REP
Annexations		R/D	R/REC	R/REP
Conditional Use Permit		A	R/D	R/REP
Development Plans				R/D
Rezonings		A	R/RD	R/REP
MasterPlans		R/D	R/REC	
Subdivision of Land	Subdivision Ordinance	A	R/D	R/REP
Variances	section 32	A	R/D	R/REP
NOTES: PC=Planning Commission TC=Town Council Staff=Planning & Zoning Office		“A”=Appeal “R”=Review “R/D”= Review and Decision “R/REC”=Review and Recommendation “R/REP”=Review and Report		

1. Planning Commission.

1. The Planning Commission is the principal Town administrative board for reviewing amendments, modifications, or time extensions of plans, designs, plats, and restrictions.
2. The Planning Commission is the principal Town administrative board reviewing and granting or denying appeals from decision of Town staff regarding the drainage and grading ordinance.
3. The Planning Commission may provide to administrative and governmental officials of the Town recommendations for public improvements and for the financing of such improvements. Public officials shall, upon request, furnish to the Planning Commission within a reasonable time such available information as it may require for its work.
4. The Planning Commission may make reports and recommendations relating to the development of the Town to public officials and agencies; public utility companies; civic, educational, professional, and other organizations; and citizens with regard to:
 - a. Growth management, land use, transportation, development review procedures, urban design and capital improvements; and
 - b. Neighborhood and community planning, and other community issues as they relate to long-term planning.

2. Other Recommendations to Town Council

The Planning Commission is the principal Town administrative board reviewing and making recommendations to the Town Council regarding:

- a. The adoption of the Comprehensive Plan and proposed revisions and amendments thereto;
- b. Annexations;
- c. Rezoning; and
- d. Proposed amendments to this chapter.

3. Other Powers and Duties

- a. The Planning Commission, in the performance of its functions, may enter on any land, make examinations and surveys, and place and maintain necessary monuments and marks thereon.
- b. The Planning Commission may request staff to review a proposed Town zoning map amendment or a proposed amendment to this chapter, such person shall issue comments and non-binding recommendations in response to the request.

4. Membership and Procedures

- a. **Composition.** The Planning Commission shall be composed of not less than five members, and one alternate residing in the Town and qualified by training, experience, and ability to exercise sound and practical judgment on civic, social, economic, and governmental affairs. The members shall be appointed by the mayor with the advice and consent of a majority vote of all the members of the Town Council.
- b. **Appointment Terms.** A majority of the members on the first planning board shall be appointed for one-year terms and the balance of the members shall be appointed for two-year terms. Each subsequent term shall be for two years or less in order to maintain the original staggering of terms of membership..
- c. **Chairman and Secretary.** The Planning Commission shall elect a chairman and a secretary for one-year terms.
- d. **Meetings .** The Planning Commission shall hold at least one regular meeting each month. Failing to attend three consecutive regular meetings, or failing to attend 33 percent or more of the regular meetings in any year shall constitute an automatic tender of resignation by such member, which the Town Council may accept or reject in its discretion.
- e. **Vacancy.** A vacancy shall be filled in the same manner in which the original appointment was made. A member appointed to fill a vacancy shall serve for the remainder of the unexpired term.
- f. **Records of Membership.** Records of the status of membership on the Planning Commission shall be kept by the Town Clerk.

- g. **Quorum.** A quorum for the Planning Commission shall be at least three members.
- h. **Compensation of Members** Planning Commissioners shall serve without compensation.
- i. **Records.** Full and complete records of Planning Commission meetings and actions shall be kept by the Town Clerk pursuant to Town rules and regulations, and to the New Mexico Open Meetings Act.

SECTION 5. REVIEW AND APPROVAL PROCEDURES

1. GENERAL PROVISIONS

A. Authority to File Applications

1. Unless otherwise specified in this chapter, applications for review and approval under this chapter may be initiated by:
 - a. the owners of the property that is the subject of the application;
 - b. the owners' authorized agents;
 - c. any review or decision-making body;
 - d. the Office of Planning and Zoning
2. When an authorized agent files an application under this chapter on behalf of a property owner, the agent shall provide the Town with written documentation that the owner of the property has authorized the filing of the application.
3. When a review or decision-making body initiates action under this chapter, it does so without prejudice toward the outcome.

B. Form of Application.. Applications required under this chapter shall be submitted in a form and in such number as required by the official responsible for accepting the application.

C. Schedule of Fees, Charges, and Expenses. The Town Council shall establish by resolution of ordinance, a schedule of fees, charges, and expenses and a collection procedure for review of building permit reviews, appeals, subdivisions, amendments, and other matters pertaining to these regulations. This schedule of fees shall be posted in the Planning and Zoning Department and may be altered or amended only by the Town Council. No permit or approval required under this chapter shall be issued or granted unless and until such costs, charges, fees or expenses have been paid in full.

D. Pre-Application Conferences

1. **Applicability** Pre-application conferences are required prior to submittal of applications for amendment of the number, shape, boundary, or area of any district, whether by annexation, rezoning or a subdivision.
2. **Procedures**
 - (a) Within 15 calendar days before the applicable filing date, there shall be a pre-application conference initiated by the applicant with the Planning and Zoning Office.
 - (b) For annexations and rezonings, the purpose of the pre-application conference shall be to review the proposal for conformity with all requirements of the Town of Edgewood Comprehensive Plan, subdivision ordinance, zoning ordinance; availability of community facilities and utilities, proposed utilities and street improvements, required parks and recreation dedications and open space improvements as dictated by Town ordinances and the Comprehensive Plan.
 - (c) For subdivisions:
 1. The subdivider shall submit to the Planning and Zoning Office a sketch plan and supplementary data to determine the feasibility of the proposal. It is recommended that the subdivider employ a competent land planner, land surveyor or engineer to assist in the development of the proposed subdivision.
 2. The Planning and Zoning Office, the Public Works Department, and other Town departments as appropriate shall advise the applicant as to the appropriateness of the subdivision proposal in relation to the Town of Edgewood Comprehensive Plan, utility accessibility, road and street system capacity, terrain management, and suitability of the proposed subdivision in relation to present Town codes, regulations, and ordinances.

3. This section does not assume any responsibility for a lack of understanding of these regulations by the applicant.

SECTION 6. GENERAL PROVISIONS.

- A. Access to Structures.** All structures shall be located on lots providing safe and convenient access for servicing, fire protection, and any required off street parking or loading.
- B. General Provisions and Public Rights of Way.** All litter, trash, rubbish, waste or garbage produced by construction activities shall be contained in receptacles, which prevent such materials from littering adjacent properties. All such litter, trash, rubbish, waste or garbage shall be completely and properly removed from all construction sites prior to the final inspection. The contractor shall not dump waste or other material on private property without first obtaining from the owner written permission for such dumping. All such dumping shall be in strict conformance with all provisions of this Code and any other governmental rules and regulations, including the requirement for a fill permit.
- C. Construction in Front of Private Driveways.** Access to private property shall be maintained to keep inconvenience to the property owner to a minimum. Prior to any construction in front of driveways, the contractor shall notify the property owner twenty-four (24) hours in advance. Inconvenience caused by construction across driveways and sidewalks shall be kept to a minimum by restoring serviceability as soon as possible. If it is necessary to leave an open excavation unattended, the contractor shall provide steel plates to bridge the excavation or shall provide warning signals and barriers appropriately placed around the excavation for the protection of the property and all residents or others traveling thereon.
- D. Excavation in Rights-of-Way.** Any pipe, line or other item, which is installed or placed across, under or in the roads or streets located within the Town, shall apply for a utility cut permit through the Planning & Zoning Office. Failure to apply for a permit may result in a \$500.00 fine.
- E. Hazardous Materials.** Bulk storage of toxic substances or hazardous materials within the Town of Edgewood shall comply with all State and Federal Regulations.
- F. Home Occupations.** Any activity defined by this Ordinance, as a home occupation shall be subject to the following requirements:
1. Only members of the residing family and no more than four other person(s) shall be engaged on premises in the home occupation;
 2. There shall be no exterior indication of the home occupation;
 3. Exterior storage of materials and/or equipment necessary for the home occupation is allowed only if it is surrounded by a solid wall or fence sufficient to provide a visual barrier to any contiguous residential properties;
 4. Not more than 25 percent of the floor area of the dwelling unit shall be devoted to the home occupation;
 5. A home occupation shall not generate more than 6 round-trip vehicular trips per day;
 6. No parking in the public right of way shall occur as a result of the home occupation except for occasional business gatherings;
 7. No building addition shall be permitted to the principal structure for the sole purpose of accommodating the home occupation;
 8. No equipment or process shall be used in a home occupation, which creates a nuisance such as noise, dust, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses, off the premises. The production, dumping or storage of combustible, toxic or other hazardous substances shall be expressly prohibited on the site of the home occupation;
 9. A business license shall be required for the operation of a home occupation;
- G. Mobile Home Installation.** Regardless of any setback regulations provided in this Ordinance, no mobile home shall be less than 20 feet of any other dwelling unit. Mobile homes shall be limited to residential use only. Prior to occupancy, mobile homes shall be connected to utilities, provided with skirting of a durable material, and stabilized and anchored in accordance with regulations promulgated by the Manufactured Housing Act and with the regulations made pursuant to that act.

- H. Manufactured Housing Installation.** Housing which qualifies for Manufactured Housing defined herein shall be installed on a permanent foundation as defined by the Manufactured Housing and Zoning Act (NMSA 1978).
- I. Vision Clearance.** At all road or street intersections, no obstructions to view shall be placed or maintained between three feet and eight feet above the roadway level in a triangular space at the road or street corner on a corner lot. Such triangular space shall be bounded by the corner property lines and a diagonal line connecting points that are 25 feet in distance from the property line intersection.
- J. Dwelling Prohibition.** Dwelling prohibition in any district shall not be construed to prohibit from any commercial lot one (1) residence of an individual (and his family) acting in the capacity of manager, caretaker or watchman.

SECTION 7. DEVELOPMENT REVIEW.

- A. Requirement for Local Review.** For the purpose of this Ordinance, no building, structure or land use shall be commenced; nor "mobile home" installed upon any site within the Town of Edgewood without being reviewed by the Zoning Office. Building permit applications shall be submitted to the Zoning Office for zoning compliance review and signature before applying for a State Building Permit.

"Mobile home" installation permits shall be reported to the Zoning Office upon issuance to the "mobile home" owner. Elevation Certificates are required for all structures built or placed in designated flood plains within the Town.

- B. Development Plans.** Unless otherwise provided herein, any site development plan that is required in this Ordinance shall include the following components:

1. A site plan on a map, to scale, showing boundaries and the location, dimensions, and purpose of all buildings, structures and land uses, existing and proposed;
2. The location and dimensions of all contiguous streets or roads, on site utility easements indicating their purpose, and parking and loading areas;
3. A general description of the natural features of the site such as topography and vegetation, any proposed alteration of those natural features, and an identification of any special drainage or flooding conditions on the site;
4. A general description of the buildings, and structures on contiguous lands; and
5. An exterior lighting plan, if applicable, that shows the locations and type of lighting proposal.

- C. Review Process and Fee.** An administrative fee must be paid to the Town of Edgewood prior to any consideration in the development review process. The Zoning Office shall determine if a variance, zone change, or conditional use permit is indicated and if so, will notify and advise the appropriate person of subsequent procedures required by this Ordinance. The Zoning Office shall also review development proposals for compliance with the National Flood Insurance Program. The completed development plan shall be returned to the applicant within three (3) working days for residential reviews and within three (3) weeks for commercial reviews.

SECTION 8. ZONE DISTRICT BOUNDARIES.

- A. Districts.** In order to carry out the provisions of this Ordinance, the Town of Edgewood is hereby divided into zone districts, which are described in the following sections. The regulations prescribed in this Ordinance shall apply within the corporate limits of the Town of Edgewood.
- B. Zoning Map.** The boundaries of all zone districts within the Town of Edgewood are hereby established as shown on the EDGEWOOD ZONING MAP, which shall be made a part of this Ordinance as if fully described herein.
- C. Interpretation.** Where due to the scale, lack of detail, or illegibility of the official EDGEWOOD ZONING MAP, there is any uncertainty, contradiction, or conflict as to the intended location of any zone district boundaries shown therein, interpretations concerning the exact location of zone district boundary lines shall be determined by the Town Council with the advice of the Planning Commission.
- D. Multiple Zoned Lots.** Circumstances may justify the need to designate more than one zone district on a single lot. In such cases, zone district boundaries within a multiple zoned lot shall be more fully described in the EDGEWOOD ZONING MAP by showing any necessary dimensions of zone districts in relation to existing property lines.
- E. Annexation.** Any request or proposal for annexation of territory to the Town of Edgewood shall be filed and processed concurrently with an application for an amendment to the EDGEWOOD ZONING MAP as provided in

this Ordinance. Zoning within annexed areas must be consistent with contiguous zoning, or must be in accordance with the Comprehensive Plan of the Town of Edgewood.

SECTION 9. TOE-AP TOWN OF EDGEWOOD AIRPORT SAFETY OVERLAY ZONE

A. Purpose: The purpose of this overlay zone is to encourage and support the continued operation and vitality of the Sandia Airport, by establishing safety standards to promote air navigational safety at this privately-owned public use airport. These safety standards are to promote air navigational safety at this airport as well as the safety of those living near this airport.

B. Uses permitted outright: In the airport safety overlay zone the following uses and their accessory uses are permitted outright, subject to all applicable supplementary regulations contained in this ordinance.

1. Single family residences;
2. Aircraft hangars;
3. Landing strip and taxiways; and.
4. Commercial, retail and aircraft refueling as established in the Master Plan of the Sandia Airpark filed in the Santa Fe County Clerk's Office in book 354, page 43, and 44.

C. Height Limitations on Allowed Uses in Underlying Zone. All uses permitted by the underlying zone shall comply with the height limitations in this section. When height limitations of the underlying zone are more restrictive than those of this overlay zone, the more restrictive shall govern.

1. Except as provided in subsection 2 of this Section, no structure or tree, plant or other object of natural growth shall penetrate an airport imaginary surface.
2. Height variances may be permitted when supported in writing by the airport sponsor. Applications for height variances shall follow variance procedures established in Section 32.

D. Procedures. An applicant seeking a land use or limited land use approval in an area within this overlay zone shall provide the following information in addition to any other information required in the permit application:

1. A map or drawing showing the location of the property in relation to the airport imaginary surfaces. The Planning Department shall provide the applicant with appropriate base maps upon which to locate the property.
2. Elevation profiles and a site plan, both drawn to scale, including the location and height of all existing and proposed structures, measured in feet above mean sea level.
3. If a height variance is requested, letters of support from the airport sponsor.

D. Nonconforming Uses.

1. These regulations shall not be construed to require the removal, lowering or alteration of any structure not conforming to these regulations. These regulations shall not require any change in the construction, alteration or intended use of any structure, the construction or alteration of which was begun prior to the effective date of this overlay zone.
2. Notwithstanding subsection 1, of this section, the owner of any existing structure that has an adverse effect on air navigational safety as determined by the Department of Aviation shall install or allow the installation of obstruction markers as deemed necessary by the Department of Aviation, so that the structures become more visible to pilots.
3. No land use or limited land use approval or other permit shall be granted that would allow a nonconforming use or structure to become a greater hazard to air navigation than it was on the effective date of this overlay zone.

E. Aviation Easement. Within this overlay zone, the owners of properties that are the subject of applications for land use or limited land use decisions, for building permits for new residential, commercial, industrial, institutional or recreational buildings or structures intended for habitation or occupancy by humans or animals, or for expansions of such buildings or structures by the lesser of 50 % or 1000 square feet, shall, as a condition of obtaining such approval or permits, dedicate an aviation easement to the airport sponsor. The aviation easement shall be in a form acceptable to the airport sponsor and shall be signed and recorded in the deed records of the County. The aviation easement shall allow unobstructed passage for aircraft. Property owners or their representatives are responsible for providing the recorded instrument prior to issuance of building permits.

A. Intent. The purpose of this zone district is to provide for the development of residential neighborhoods consisting of singular dwellings and certain other uses, which are compatible to the residential character of this district. Density shall be limited to one dwelling unit per lot.

B. Permissive Uses. No building, structure, or land shall be used or occupied except as indicated and for the purposes permitted in this zone district.

Any of the following permissive uses are allowed in this zone district:

1. One dwelling unit per lot;
2. Accessory buildings, structures, or uses, subject to the provisions of this Ordinance;
3. Home occupation, subject to the provisions of this Ordinance;
4. Family day care home, provided the activity is licensed by the State as a family daycare home;
5. Storage of a recreational vehicle, provided it is not used as additional living quarters and is not permanently connected to utilities; Recreational vehicles shall not be stored within the tract setback of a lot for a time period exceeding 24 hours.
6. Public utility structure, provided its location is based on an appropriate master plan that has been approved by the Town Council; and
7. Public parks and recreation areas.

C. Prohibited Uses. The following uses are prohibited in this zone:

1. The open storage of inoperative vehicles or auto parts;
2. The open storage of trash or junk;
3. The open storage of appliances; and
4. Any use not designated a permissive or conditional use in this zone, unless otherwise authorized by this code.

D. Conditional Uses. The following uses may be allowed in this zone district only upon the granting of a permit in accordance with this Ordinance:

1. Boarding, rooming, lodging house or guest houses;
2. Church or other religious building used as a place of worship;
3. School, public or private, with incidental facilities, provided that the Town Council has approved a development plan for the site.
4. Mobile Homes which comply with the definitions of Mobile Homes as a conventional dwelling unit. Mobile Home shall be used only as a secondary or accessory dwelling to the site built primary dwelling, for 1 year and may be renewable; and.

E. District Standards. The following regulations apply to all land uses in this zone district:

1. Minimum lot size shall be no less than one (1) acre, exclusive of roadway easements.
2. Setbacks shall be maintained as follows:
 - a. Front setback shall be no less than 30 feet;
 - b. Side setback shall be no less than 10 feet, except in cases of corner lots, where the secondary street side setback shall be no less than 20 feet;
 - c. Rear setback shall be no less than 10 feet.
3. Off-street parking space is required by this Ordinance;
4. Maximum building height shall be 36 feet to the highest point of the house measured to 6" below the lowest finished floor, not including basement; and
5. All housing shall be on a permanent foundation which shall be inspected and approved by the State of New Mexico Construction Industries.

A. Intent. The purpose of this zone is to accommodate higher density residential development and limited nonresidential uses which are compatible to the residential character of this district. Multiple dwellings are allowed in this district, and may include apartments, townhouses, and condominiums.

B. Permissive Uses. No building, structure, or land shall be used or occupied except as indicated and for the purposes permitted in this zone district.

Any of the following permissive uses are allowed in this zone district:

1. All uses permissive in the R-1 zone district; and
2. Multiple dwellings provided they are connected to water and sewer systems.

C. Prohibited Uses: The following uses are prohibited in this zone:

1. The open storage of inoperative vehicles or auto parts;
2. The open storage of trash or junk;
3. The open storage of appliances; and
4. Any use not designated a permissive or conditional use in this zone, unless otherwise authorized by this code.

D. Conditional Uses. The following uses may be allowed in this zone district only upon the granting of a permit in accordance with this Ordinance:

1. All uses conditional in the R-1 zone district;
2. Non-commercial library, museum, or art gallery;
3. Medical clinics or dental office;
4. Laundromat;
5. Barber or beauty shop; and

E. District Standards. The following regulations apply to all land uses in this zone district:

1. Minimum lot size shall be no less than $\frac{1}{4}$ acre per dwelling unit;
2. Multiple dwellings are subject to the following restrictions:
 - a. The floor area ratio shall not exceed 0.5 on any lot;
 - b. The average density of the R-2 zone shall not exceed Four (4) dwelling units per acre; and
 - c. The dedication of open space is at least 30%, not including roadways, parking lots, or driveways.
3. Setbacks shall be maintained as follows:
 - a. Front setback shall be no less than 15 feet;
 - b. Side setback shall be no less than 10 feet; and
 - c. Rear setback shall be no less than 10 feet.
4. Off-street parking space is required by this Ordinance.

SECTION 12. R-3 RESIDENTIAL / INSTITUTIONAL ZONE.

A. Intent. The purpose of this zone district is to accommodate higher density retirement centers or assisted care facilities. Singularly housed dwelling units or detached structures with multiple dwellings units are allowed in this district.

B. Permissive Uses. No building, structure, or land shall be used or occupied except as indicated and for the purposes permitted in this zone district.

Any of the following permissive uses are allowed in this zone district:

1. All uses permissive in the R-1 and R-2 zone district;
2. Multiple dwellings provided they are connected to water and sewer systems and subject to the following restrictions:
 - a. The floor area ratio shall not exceed 0.5 on any lot; and
 - b. The gross density of lots shall not exceed Four (4) dwelling units per acre; and
 - c. The dedication of open space is at least 30%, not including roadways, parking lots, or driveways.
3. Retirement Centers and Assisted Care Institutions.

C. Prohibited Uses: The following uses are prohibited in this zone:

1. The open storage of inoperative vehicles or auto parts;
2. The open storage of trash or junk;
3. The open storage of appliances; and
4. Any use not designated a permissive or conditional use in this zone, unless otherwise authorized by this code

D. Conditional Uses. The following uses may be allowed in this zone district only upon the granting of a permit in accordance with this Ordinance:

1. All uses conditional in the R-2 zone district;
2. Florist and Gift Shops; and

E. District Standards. The following regulations apply to all land uses in this zone district:

1. Minimum lot size shall be no less than $\frac{1}{4}$ acre per dwelling unit;
2. Setbacks shall be maintained as follows:
 - a. Front setback shall be no less than 15 feet;
 - b. Side setback shall be no less than 10 feet;
 - c. Rear setback shall be no less than 15 feet; and
3. Off-street parking space is required by this Ordinance.

SECTION 13. R-4 (MOBILE HOME) RESIDENTIAL ZONE.

A. Intent. The purpose of this zone district is to provide for the development of subdivisions for Manufactured Homes also commonly known as mobile homes. Density shall be limited to one dwelling unit per lot, with a minimum lot size of no less than 1 acre.

B. Permissive Uses. No building, structure, or land shall be used or occupied except as indicated and for the purposes permitted in this zone district.

Any of the following permissive uses are allowed in this zone district:

1. One dwelling unit per lot;
2. Accessory buildings, structures, or uses, subject to the provisions of this Ordinance;
3. Home occupation, subject to the provisions of this Ordinance;
4. Family day care home, provided the activity is licensed by the State as a family daycare home
5. Storage of a recreational vehicle, provided it is not used as additional living quarters and is not permanently connected to utilities; Recreational vehicles shall not be stored within the tract setback of a lot for a time period exceeding 24 hours.
6. Public utility structure, provided its location is based on an appropriate master plan that has been approved by the Town Council; and
7. Public parks and recreation areas.

C. Prohibited Uses: The following uses are prohibited in this zone:

1. The open storage of inoperative vehicles or auto parts;
2. The open storage of trash or junk;
3. The open storage of appliances; and
4. Any use not designated a permissive or conditional use in this zone, unless otherwise authorized by this code.

D. Conditional Uses. The following uses may be allowed in this zone district only upon the granting of a permit in accordance with this Ordinance:

1. Boarding, rooming, lodging house or guest houses;
2. Church or other religious building used as a place of worship;
3. School, public or private, with incidental facilities, provided that a development plan for the site has been approved by the Town Council; and

E. District Standards. All mobile homes shall apply for a development review for installation permitting. The following standards apply to this zone district:

1. Minimum lot size shall be no less than one (1) acre, exclusive of roadway easements.
2. Site preparation and foundations. All foundation pad sites shall be cleared of vegetation, on undisturbed soil or approved fill and be graded such that supporting piers are plumb.
3. No mobile home shall be installed or placed unless such mobile home bears a label or has equivalent documentation certifying that the mobile home was constructed in accordance with the Federal Manufactured Home Construction and Safety Standards Act of 1974, or NFPA 501, ANSI 119.1, or equivalent.
4. The mobile home shall have an operable, approved smoke detector installed adjacent to sleeping rooms as prescribed by the uniform building code.
5. The mobile home shall be equipped with two (2) operational exit doors.
6. All utility service connections shall be installed and maintained in accordance with applicable state codes and shall be securely attached and supported as necessary. Water lines and connections shall be protected from freezing in an approved manner.
7. Setbacks shall be maintained as follows:
 - a. Front setback shall be no less than 30 feet;
 - b. Side setback shall be no less than 10 feet, except in cases of corner lots, where the secondary street side setback shall be no less than 20 feet;
 - c. Rear setback shall be no less than 10 feet: and

- d. The total of all accessory buildings located on the lot shall not exceed the floor area of the building which is the principal use on the premises.

SECTION 14 R-5 RESIDENTIAL ZONE-MIXED USE

A. Intent. The purpose of this zone district is to provide for a residential neighborhood consisting of singular dwellings that are site-built and mobile homes, which are compatible to the residential character of this district. Density shall be limited to one dwelling unit per lot, with a minimum lots size of no less than one acre.

B. Permissive Uses. No building, structure, or land shall be used or occupied except as indicated and for the purposes permitted in this zone district.

C. Prohibited Uses: The following uses are prohibited in this zone:

1. The open storage of inoperative vehicles or auto parts;
2. The open storage of trash or junk;
3. The open storage of appliances; and
4. Any use not designated a permissive or conditional use in this zone, unless otherwise authorized by this code

Conditional Uses and District Standards for R-1 and R-4 zones are in effect for the R-5 zone.

SECTION 15. R-E RESIDENTIAL ESTATE

A. Intent. This zone is intended to provide for the establishment of residential areas which are to be developed at low density, safeguards and controls for the keeping and maintenance of horses in those areas of the Town where noncommercial equestrian activities may be an integral part of the neighborhood amenities.

B. Primary Uses. Single family dwellings.

C. Accessory Uses. The following buildings structures, and uses are permitted when clearly incidental and accessory to the primary permitted use.

1. Accessory structures, habitable, including guest houses, accessory living quarters and servants quarters.
2. Accessory structures, non habitable, including private garages or carports, garden greenhouses, recreation rooms, pool bathhouses, or private stables and swimming pools.
3. Minimum lot size shall be no less than five acres.
4. No stable, shelter or corral shall be located less than thirty-five (35) feet of any dwelling or other building used for human habitation.

D. Prohibited Uses: The following uses are prohibited in this zone:

1. The open storage of inoperative vehicles or auto parts;
2. The open storage of trash or junk;
3. The open storage of appliances; and
4. Any use not designated a permissive or conditional use in this zone, unless otherwise authorized by this code

SECTION 16. R-S RESIDENTIAL AND SERVICES

A. Intent. The purpose of the RS (Residential and Services) Zone is to provide for orderly and compatible development in transitional areas between residential and non-residential districts and to establish and preserve areas for those commercial facilities which are especially useful in close proximity to residential areas, while minimizing the undesirable impact of such uses on the neighborhoods which they service.

B. Permitted uses. The following uses are permitted in the RS Zone.

1. Any use permitted in the R-1 Zone.
2. All principal and accessory uses and structures permitted in the R-1 Zone

C. Prohibited Uses:

1. Mobile homes.

2. Adult-oriented businesses.

D. Uses permitted by Permit: The following uses may be permitted within the district subject to Use Permit application and hearing procedures set forth in Section 29 of this Ordinance.

1. Personal services such as, but not limited to, the following (provided the use is conducted within an enclosed building and materials and equipment are not offered for sale except incidental to the service):
 - a. Beauty and barber shops;
 - b. Photography;
 - c. Group instruction;
 - d. Tailoring;
 - e. Small appliance repair;
2. Day nurseries and nursery schools.
3. Institutions of an educational, religious, charitable or philanthropic nature.
4. Offices wherein only professional, administrative, clerical or sales services are conducted.
5. Private clubs, lodges or fraternal organizations operated solely for the benefit of bona fide members (including outdoor recreation or assemble facilities).

E. District Standards. The following regulations apply to all land uses in this zone district:

1. There shall be no lot size less than 1 acre excluding right-of-ways.
2. Setbacks shall be maintained as follows:
 - a. Front setback shall be no less than 30 feet;
 - b. Side setback shall be no less than 10 feet, except in cases of corner lots, where the secondary street side setback shall be no less than 20 feet; and
 - c. Rear setback shall be no less than 10 feet.
3. Off-street parking space is required by this Ordinance.
4. Maximum building height shall be 36 feet to the highest point of the building measured to 6" below the lowest finished floor, not including the basement.

SECTION 17. C-B COMMERCIAL BUSINESS ZONE.

A. Intent. The purpose of this zone district is to provide for the commercial and business needs of the community. This zone district includes highway related commercial activities, office and entertainment facilities, retail sales, and service providers. Development in this zone district shall not be detrimental to nearby residential uses.

B. Permissive Uses. No building, structure, or land shall be used or occupied except as indicated and for the purposes permitted in this zone district.

Any of the following permissive uses are allowed in this zone district:

1. Retail commercial establishments;
2. General and professional offices;
3. Business and personal services;
4. Banking and financial services;
5. Model Home Centers for Mobile, Modular, or Site Built Houses; and
6. General, Limited, or Drive-In/Fast Food Restaurants.

C. Conditional Uses. The following uses may be allowed in this zone district only upon the granting of a permit in accordance with this Ordinance:

1. All uses permissive in the R-2 and R-3 zone district;
2. All uses conditional in the R-1, R-2 and R-3 zone district;
3. Hotels and motels;

4. Bars and Lounges & package sales;
5. Motor vehicle sales and services, including commercial garages, provided that:
 - a. Any repair work shall be conducted entirely within an enclosed building;
 - b. Outdoor storage of materials shall be enclosed by a sufficient visual barrier.
6. Kennel, veterinary hospital, animal grooming parlor, or pet sales store; and
7. Small scale processing associated with a commercial business establishment provided that all processing activities are conducted within a building and shall not produce off site impacts, which would be disruptive to contiguous properties.
8. Model home centers for mobile, modular, or site built homes having four or more units on-site.
9. Recreational Vehicle Campgrounds, provided that they fully comply with all State requirements regarding water, liquid waste, electricity, gas, and telephone service and:
 - a. A minimum of two (2) vehicular entrances shall be provided, one (1) entrance of which may be kept closed to the general public if provision is made for emergency access.
 - b. Each recreational vehicle space shall have an area of not less than two thousand (2000) square feet and a width of not less than twenty-five (25) feet.
 - c. All recreational vehicle spaces shall be connected to an approved sewage disposal facility.
 - d. All utility lines, shall be placed underground within a park. Each park space shall be provided with water, electric, telephone and gas lines, if needed. An approved fire protection system shall be installed by the developer.
 - e. The total area set aside for recreation shall not be less than ten percent (10%) of the area within the recreational park and one or more recreational areas, having not less than three thousand (3,000) square feet in area, shall be set aside within such parks.
 - f. The recreational vehicle park shall be screened in an attractive manner from surrounding lots by a solid fence, wall or suitable planting as per the Landscape Ordinance requirements.
 - g. A minimum of one (1) off-street parking space shall be provided for each recreational vehicle. Parking spaces shall be surfaced with dust-free materials. Guest parking shall be provided at a ratio of one (1) parking space for each five (5) recreational vehicle spaces.
 - h. No recreational vehicle spaces shall be occupied unless and until thirty percent (30%) of the total planned [or ten (10) spaces, whichever is greater] shall have been completely prepared and equipped for use in all respects, including drives and community facilities.
 - i. The minimum distance from any portion of the recreational vehicle or its accessory structures from the following lines shall be as follows:
 1. Front & rear space line: ten (10) feet from the nearest edge of an interior drive or roadway.
 2. From an exterior boundary of the park abutting public streets: twenty (20) feet; from all other exterior park boundaries: ten (10) feet.
 3. From another recreational vehicle or accessory structure on an adjoining recreational vehicle space: twenty (20) feet.
 4. The location of mobile homes on recreational vehicle spaces is prohibited.
10. Any commercial retail establishments, which require outdoor storage of stock and/or materials. Outdoor storage of stock and/or materials shall provide visual screening.

D. District Standards. The following regulations apply to all land uses in this zone district:

1. There shall be no minimum lot size, provided that land uses are in conformance with the provisions of this Ordinance;
2. Setbacks shall be maintained as follows:
 - a. Front setback shall be no less than 20 feet;
 - b. Rear setback shall be no less than 15 feet; and
 - c. Side Setback shall be no less than 25 feet
- 3 Off-street parking space is required by this Ordinance.

4. Maximum building height shall be 36 feet to the highest point of the house measured to 6" below the lowest finished floor, not including basement.
5. Commercial developments must be in compliance with the landscaping ordinance adopted by the Town.
6. Temporary Offices: A mobile office unit may be used to house temporary offices, provided that the following conditions are met:
 - a. The proposed office use and location conform to the Town zoning regulations.
 - b. Any such mobile office unit has documentation certifying that it has been manufactured in accordance with nationally recognized standards.
 - c. Any such unit shall be provided with fire protection water supply, fire hydrants and fire department access as specified in the uniform fire code.
 - d. Any such mobile office unit complies with ADA handicapped accessibility.
 - e. Any such unit shall be limited to use as a temporary office for a period of one (1) year from the date of the certificate of inspection. After such time the mobile office shall be removed from the site unless the mobile office is deemed to conform to all city regulations for a permanent structure with all applicable state permits issued.

SECTION 18 IP-INDUSTRIAL PLAN ZONE

A. Purpose. This zone provides suitable sites for a wide range of industrial and commercial uses, provided such uses are conducted in a compatible and harmonious manner within industrial environments achieved through a Development Plan.

B. Permissive Uses: No building, structure, or land shall be used or occupied except as indicated and for the purposes permitted in this zone district.

1. Institution, including hospital for human beings, library, museum, school.
2. Laboratory-experimental, testing or medical, provided all activities are conducted within a completely enclosed building. Noxious fumes, odor, or dust shall not be emitted from the premises.
3. Manufacturing, assembling, treating, repairing, or rebuilding articles except those conditional or otherwise limited in this zone.
4. Office machine equipment sales and repair.
5. Printing, publishing, lithographing, blueprinting, or photostating.
6. Public utility use or structure.
7. Retail sales of the following goods, plus incidental retailing of related goods and incidental service or repair:
 - a. Books, magazines, newspapers.
 - b. Cosmetics, notions, gifts.
 - c. Flowers and plants.
 - d. Food and drink, for consumption on premises.
 - e. Gasoline, oil, liquefied petroleum gas.
8. Sales and display rooms or buildings for wholesalers, distributors, warehouses, or manufacturers.
9. Services:
 - a. Automobile repairing, but no body work; repairing shall be done within a completely enclosed building at least 20 feet from any other zone boundary;
 - b. Banking, loaning money, including pawn. Drive-in facilities permitted on the condition the vehicle movement plan is approved by the Planning Office;
 - c. Barber, beauty;
 - d. Clinics;
 - e. Day Care Center; and
 - f. Dry cleaning, laundry.

C. Minimum lot area shall be one acre. Minimum lot width shall be no less than 100 feet. No more than 50 percent of the surface of any lot or site shall be covered with buildings.

D. Setback:

1. There shall be a front yard setback of not less than 50 feet.
2. There shall be a side yard setback of not less than 25 feet.
3. There shall be a rear yard setback of not less than 25 feet.

E. Outside Storage All outdoor storage and trash collection areas shall have covers and be visually screened from all property lines by a solid wall or fence or by an evergreen hedge at least six feet high.

F. General Requirements:

1. **Minimum Zone size.** The minimum total contiguous area eligible for an IP zone designation is 40 acres.
2. **Plat Required.** A plat meeting the requirements of the Subdivision Ordinance must be submitted for any property for which an IP designation is requested for simultaneous consideration by the Planning Commission with the zone change request.
3. **Development Plan.** A development plan showing the general layout of the proposed industrial park, including approximate locations of streets, building locations, utility easements, parking lots, landscaping and open space and storage areas must be submitted and approved with an application for a change to IP zoning.

G. Prohibited Uses: The following uses are prohibited in this zone:

1. The open storage of inoperative vehicles or auto parts;
2. The open storage of trash or junk;
3. The open storage of appliances; and
4. Any use not designated a permissive or conditional use in this zone, unless otherwise authorized by this code.

SECTION 19. MP- MASTER PLAN ZONE

A. Purpose. The purpose of the Master Plan Zone District is to provide for the unified planning of large areas in order to achieve the distribution and variety of land uses which large-scale planning makes possible; to encourage a harmonious and appropriate mixture of uses; to facilitate the economic provision of streets, utilities and water and sewage disposal; to preserve the natural environmental and scenic features of the site. Master Plan Zoning is not intended to encourage higher densities of residential development but rather to allow greater flexibility in planning and design, at densities consistent with the immediately adjacent neighborhoods.

A zone change for the establishment of a Master Plan District may not be approved unless the proposal:

1. Is beneficial to the public health, safety, or general welfare of the Town of Edgewood.
2. Provides design guidelines minimizing congestion of the streets and public ways.
3. Enhances the appearance of neighborhoods by conserving areas of natural beauty, and natural green spaces.
4. Avoids undue concentration of population.
5. Buffers differing types of land use and intensities of development from each other so as to minimize any adverse impact which the proposed plan may have on existing development. Protects the integrity and character of the area and the utility and value of the property and the contiguous zoning districts.
6. Complies with the purpose and intent set forth in the Comprehensive Plan. The Comprehensive Plan's Future Land Use Plan shall be used as a guide in determining the location of appropriate uses for this district.
7. Includes provisions to provide water sufficient to meet the requirements of the 1997 Uniform Fire Code.

B. Permitted and Conditional Uses No building, structure, or land shall be used or occupied except as indicated and for the purposes permitted in this zone district. The uses permitted by right are described in the zoning districts R-1, R-2, R-3, R-4, R-S, and SU; and uses allowed upon obtaining a conditional use permit are described in the zoning districts R-1, R-2, R-3, R-4, MP and SU which are attached and made a part of this Ordinance. All uses shall be in full compliance with all other governing regulations and standards for the Town of Edgewood.

C. Pre-Application Any request for a zone change to establish a Master Plan Zone shall be initiated through a pre-application conference between the developer and the Planning Commission. Six copies of a preliminary plan shall be submitted to allow the Commission to render a nonbinding opinion. This basic development zone plan shall include property maps, site plans, architectural plans and other drawings as relevant, in sufficient detail to show the existing conditions and improvements proposed to be erected on the site, the open spaces to be provided, the nature and location of the proposed internal zone boundaries and their relationship of the proposed development to surrounding properties and infrastructure.

D. Master Plan Requirements Any application for a zone change to establish a Master Plan Zone must include a submission fee of \$250.00 and the following information:

1. A development zone plan consisting of the following components:
 - i. Vicinity map showing the relationship of the site to its general surroundings and topography, floodplains, and other natural features in the area.
 - ii. A description of existing conditions on and adjacent to the site, including boundary and property lines, roads and easements, public and private utilities, buildings and structures, and current land use.
 - iii. A description of the proposed, full build-out development within the Master Plan Zone, including the type, distribution, and density of proposed land uses, the major vehicular and pedestrian circulation system; including a traffic impact study on all local roads and intersections within one mile of the proposed site boundaries; a schematic utilities plan, and proposed sites for common areas, community facilities, and conservation easements.
 - iv. A work sheet demonstrating how average residential density shall be achieved.
2. A preliminary water supply plan and liquid waste disposal plan. This analysis will identify one or more sources of water to supply the proposed development, i.e. County or other utility, wells, water rights transfers, point of diversion, etc. The analysis will also include estimated water budget (demand) by phase, total demand at full build-out, including commercial uses, if applicable, and a water conservation plan.
3. A phasing schedule which provides a description of each phase of the development over time. Each phase of development shall be subject to a separate and final approval of the Commission as part of the subdivision plat review process or as a detailed site plan prior to construction.
4. Includes a minimum of 30 % of the gross area as permanent open space or natural open space; which may include landscaped green space, parks, playgrounds, trails and land areas in their natural state. Permanent open space shall not include commercial development areas, streets, or roadways. Golf courses may be considered if designed in accordance with standards developed by Audubon International.
5. A written statement regarding the protection of cultural properties, archaeological sites, and unmarked human burials, with reference to the New Mexico Cultural Properties Protection act (18-6A-1 et seq. NMSA 1978).
6. A written statement regarding the anticipated impact of the Master Plan Zone on the surrounding community with respect to, storm water runoff, and population growth with specific reference to schools and highways.
7. Documentation confirming that the applicant has a legally sufficient interest in the property proposed for development to use in the manner requested, or is the duly appointed agent of such a person.
8. The Master Plan shall be harmonious and not conflict with surrounding neighborhoods. It shall be planned, designed and constructed so as to minimize undue traffic congestion in the surrounding area and provide a compatible land-use relationship with the surrounding area, making use of landscaping, screening, open space and the placement of buildings where appropriate in accordance with accepted land-use planning and design principles.
9. Architectural features deemed essential to ensure compatibility with surrounding properties shall be incorporated into all Master Plan Zones.
10. Preservation of mature trees, vegetative cover, watercourses and other natural site features shall be preserved to the greatest extent possible. Abrupt changes in natural slope shall be avoided. Preservation shall be directed toward:
 - a. Enhancing the quality of new development;
 - b. Protecting the natural environment;
 - c. Providing buffering between new development and surrounding properties; and

- d. Agreements and covenants that govern the use, maintenance, and continued protection of the development and its common spaces, shared facilities, and private roads.
- E. District Standards.** The following land use and performance standards apply to this zone district unless specifically exempted or modified as a condition of approval of the Master Plan Zone.
1. The total land area for a Master Plan Zone shall be more than 25 acres.
 2. All development within the Master Plan Zone must be served by water and wastewater facilities/utilities.
 3. The Commission may require that suitable areas for streets, schools, parks and other public areas be set aside.
 4. A minimum of 3 percent of the gross area of every development zone containing 10 or more dwelling units shall be devoted to common open space for the use and enjoyment of the residents. The following areas qualify wholly or partially as common open space:
 - a. Pedestrian open space system: The total area contained in a continuous open space pedestrian system, not less than 15 feet wide, consisting of permanently maintained walks and trails leading to a natural amenity, recreation facility or commercial use, offering intra development circulation that is separate and apart from roads and streets may be counted as common open space.
 - b. Mini-Parks: The total area contained in mini-parks that have a minimum dimension of 10,000 square feet and that include benches, playground apparatus, barbecue pits, fire rings or other recreational amenities may be counted as common open space.
 5. Average residential density for a Master Plan shall not exceed 1-dwelling unit/1-acre. Maximum overall residential density shall be computed by dividing the residential acreage by the total number of dwelling units to equal the average residential density.

Residential acreage is the aggregate area comprised of residential lots.
 6. Non-residential land uses proposed for the Master Plan Zone shall be limited to a floor area ratio of 0.35 within a delineated sector of the Master Plan Zone.
 7. The 30% open space set aside shall be protected from future sale and housing or commercial development. A signed development agreement, approved by the Planning Commission, shall be recorded as a deed restriction upon the property. Said agreement shall be binding to all future developers and property owners of said development, including the provision of homeowners' associations and/or other methods of preserving development standards and maintenance of facilities and landscape.
 8. No lot in the Master Plan zone shall be less than ¼ acre.
 9. No use of land in the Master Plan Zone shall be commenced except as indicated on the development plan as required by this Section. Any land use that is not indicated on the approved development plan shall require an amendment to the Master Plan Zone. Minor changes to an approved Master Plan District may be approved by the Council if they are consistent with the original development plan.

SECTION 20 S-U SPECIAL USE ZONE

A. Intent. This zone district provides for types of development, which require special consideration because of their magnitude, unusual nature, infrequent operations, questionable impact on surrounding property, or other similar reason. The boundaries of this zone district shall be defined as needed on a case-by-case basis and shall be designated by the Town Council following the amendment procedures provided in this Ordinance.

Special conditions may be imposed by the Town Council giving consideration to any recommendation of the Planning Commission. The Town Council may not grant a zone change for the establishment of a Special Use Zone district unless satisfactory provisions have been made:

1. To assure that a compatibility of land uses is maintained in the general area and that the proposed use is not in conflict with the development policies and other elements of the Comprehensive Plan for the Town of Edgewood;
2. To preserve the integrity and character of the area in which the Special Use Zone district will be located, and to preserve the utility of property in contiguous zone districts; and
3. To assure that the Special Use Zone will not become detrimental to the public health, safety, or general welfare of the Town of Edgewood.

- B. Plan Requirement.** Each application for a Special Use Zone must declare the proposed use for the zone district and must be accompanied by a site development plan as specified by this Ordinance.
- C. Removal of Zones.** In the event that a use authorized as a Special Use Zone is permanently discontinued for a period of at least 90 days, the Special Use Zone district may be canceled and removed under the provisions for an amendment to this Ordinance. That area delineated by a discontinued Special Use Zone district shall be rezoned to an appropriate zone district as determined by the Town Council following a recommendation by the Planning Commission.
- D. Designated Uses.** A Special Use Zone district may be established only for the following uses designated by the Town Council.
1. Fairgrounds, recreational complex, stadium;
 2. Fuel wholesalers and storage (e. g., gasoline and other petroleum products) provided that all facilities shall not be placed less than 300 feet of any residential structure unless sufficient blast, explosion, or fire confinement structures are installed in accordance with State Regulations;
 3. Government facilities;
 4. Manufacturing, compounding, assembling or treatment of products which are made from raw or processed materials in accordance with State or Federal environmental pollution standards;
 5. Mobile Home Park, subject to the following regulations:

General Requirements: No mobile home shall be installed or placed upon a mobile home lot unless such mobile home bears a label or has equivalent documentation certifying that the mobile home was constructed in accordance with the Federal Manufactured Home Construction and Safety Standards Act of 1974, or NFPA 501, ANSI 119.1 or equivalent.

 - a. Every mobile home park owner shall designate a person to act as manager of the park for the purpose of providing supervision of such mobile home park. Such manager shall be accessible to park residents and the public during reasonable and convenient times. An emergency telephone number shall be posted in a conspicuous location near the park entrance or on-site manager's office.
 - b. A solid perimeter wall or fence at least six feet high shall enclose the entire area containing the mobile home park in order to provide controlled access to the premises; The wall or fence shall be constructed with materials and design elements that are compatible with the neighborhood character. Limited use of materials such as wrought iron may be permitted where berming and/or landscape planting provide effective screening of the mobile home park.
 - c. A mobile home park shall be permitted only when served by a State approved sewer and water supply system. Within each mobile home park, all utility lines from the home to the source, including electricity and telephone lines, shall be placed under ground.
 - d. Maximum density shall be Four (4) mobile homes per acre;
 - e. Each mobile home shall be situated on a space that is no less than 5,000 square feet.
 - f. At least two off-street parking spaces per mobile home are required;
 - g. No mobile home shall be located less than 20 feet of any other mobile home or structure. A mobile home shall not front on a public street and shall be no less than ten feet from any property line of the mobile home park;
 - h. A common area for recreational use by park residents shall be developed and situated in a central location within the mobile home park. Each mobile home park shall provide a minimum of 500 square feet per mobile home lot. This common area shall not be less than 4,000 square feet and must be improved when the park reaches 50 percent completion and 75 percent improved when the park reaches 75 percent completion.
 - i. A system of walkways shall be provided connecting individual mobile home spaces with park streets and all community facilities provided for the park residents. These walkways shall be located so as to minimize conflicts between pedestrian and vehicular traffic. Walkways, may count as part of the recreation area.

- j. The main entrance to a mobile home park shall consist of two ten-foot travel lanes for ingress and two ten-foot travel lanes for egress, separated by a landscaped median a minimum of ten feet in width. This entrance will extend to the intersection with the first cross street that connects with the park's internal circulation network. If a twenty (20) foot wide secondary access is provided, the main access may be reduced to not less than a twenty-four (24) foot wide undivided access.

All streets shall be constructed in accordance with the Town's design standards.

- k. The Santa Fe Fire Chief may designate certain internal streets within the park as fire lanes. Fire hydrants shall meet spacing and flow requirements of the Uniform Fire Code adopted by the Town of Edgewood.
- l. The mobile home shall have an operable, approved smoke detector installed adjacent to sleeping rooms as prescribed by the uniform fire code.
- m. The mobile home shall be equipped with two (2) operational exit doors.
- n. All electrical wiring and distribution equipment within the mobile home shall be in safe working condition, and shall conform to nationally recognized standards which were applicable at the time of the construction of said mobile home.
- o. Outdoor Trash Storage. All outside trash storage and collection facilities shall be enclosed by a solid masonry or view-obscuring fence at least one foot higher than the trash container.
- p. A site plan shall be submitted which indicates how the standards listed in this section are addressed.
- q. Landscaping shall be provided in compliance with the Landscape Ordinance. A minimum 25-foot buffer zone shall be provided in compliance with the aforementioned Section where a mobile home park abuts a public street or residential zoning district.
- r. A stand shall be provided on every mobile home lot to accommodate the home and attached accessory structures. The stand shall consist of concrete ribbons or slabs a minimum of 18 inches wide and capable of carrying the weight of the home. Anchoring facilities for the placement and tie-down of the mobile home shall be installed in accordance with the State Construction Industries Standards, prior to the home being occupied.
- s. Each mobile home lot shall be assigned an address by the Santa Fe Rural Addressing.
- t. Storage of boats, campers and recreational vehicles or other materials shall be within enclosed buildings unless an area has been set aside on the plans for this use. Storage lots must be effectively screened so that stored items will not be readily visible from any public right of way or adjoining properties.
- u. The sale or lease of lots or parcels for temporary dwelling units such as, but not limited to, travel trailers, campers, recreational vehicles, are prohibited.

6. Self-storage mini warehouses provided that:

- a. All storage space is within completely enclosed single story buildings not to exceed 12 feet in height;
- b. A solid perimeter wall or fence at least six feet high shall enclose the entire area containing the storage buildings in order to provide controlled access to the premises; The wall or fence shall be constructed with materials and design elements that are compatible with the neighborhood character. Limited use of materials such as wrought iron may be permitted where berming and/or landscape planting provide effective screening of the storage facilities.
- c. Rental unit door openings shall face toward the interior of the development, except that outward orientation may be allowed if can be demonstrated that the adjoining land use is such that it will not be impacted.
- d. The site shall not exceed two acres in size; and
- e. There shall be on site driveways to accommodate vehicular access to individual storage units.
- f. It is prohibited to use storage units as living quarters. A Manager's office for residential use may be established.

- g. Buildings shall have architectural design treatment on all sides. The architectural style shall be compatible with the predominant area land uses.
 - h. In adjacent residential areas buildings shall have residential design elements and roof pitch that are compatible with adjacent residential development. Building height shall not exceed 18 feet.
 - i. In adjacent residential areas the hours of operation may be restricted to minimize the impact on adjoining properties.
- 7. Commercial wireless communication facilities;
 - 8. Churches; and
 - 9. Educational Institutions.

Section 21. Town Property

Article 1. Skatepark Rules and Regulations

All persons entering the Town of Edgewood "skatepark" shall strictly adhere to the following rules and regulations:

- a. All persons entering the Skatepark are deemed to have acknowledged that the Skatepark is a non-supervised activity site designed for skateboarding and in-line skating only, and that all use of the Skatepark is at the risk of the user.
- b. All persons entering the Skatepark are deemed to have agreed to indemnify, defend, and hold harmless the Town of Edgewood, its officers, employees, agents and volunteers for, from and against any accident, injury, including death, and/or loss of property or damage thereto sustained as a result of using the Skatepark.
- c. All persons entering the Skatepark are deemed to have acknowledged the recommendation that personal protective equipment (gloves, helmet, elbow and knee pads) be used by them at all times during their use of the Skatepark. Wrist supports and proper footwear is strongly recommended.
- d. Use of any and all motorized and non-motorized vehicles within the Skatepark, including (without limitation) bicycles, tricycles, unicycles and scooters, is strictly prohibited. Use of the Skatepark is limited to non-motorized skateboards and in-line skates.
- e. No one may enter or use the Skatepark before dawn or after dusk.
- f. No additional obstacles (including, without limitation, benches and tables) may be taken into or used within the Skatepark.
- g. No alcoholic beverages or glass containers are permitted within the Skatepark.

Article 2. Tennis/Basketball Court Rules and Regulations

All persons entering the Town of Edgewood Tennis/Basketball Court shall strictly adhere to the following rules and regulations:

- a. All persons entering the Tennis/Basketball Court are deemed to have acknowledged that the Tennis/Basketball Court is a non-supervised activity site.
- b. All persons entering the Tennis/Basketball Court are deemed to have agreed to indemnify, defend, and hold harmless the Town of Edgewood, its officers, employees, agents and volunteers for, from and against any accident, injury, including death, and/or loss of property or damage thereto sustained as a result of using the Tennis/Basketball Court.
- c. Use of bicycles, tricycles, unicycles, rollerblades, scooters, skateboards, and skates of any kind is strictly prohibited within the Edgewood Tennis/Basketball Court.

SECTION 22. WELL HEAD PROTECTION ZONE.

A. Intent. Plan Requirement. Submittal of a site development plan is required on all applications for a zone change to establish a Special Use zone district. A site development statement shall be included with the plan in written form to explain the purpose and intent of the development and a development-phasing schedule if appropriate. Site plans may also be required for certain other uses as specified in this Ordinance.

B. Plan Content. A site development plan shall be of sufficient size and scale in order to:

1. Delineate boundaries and topography of the property to be developed;
2. Show the proposed size, location, use, and arrangement of all structures, signs, parking and loading areas, drainage facilities, landscaping, and traffic and pedestrian circulation routes;
3. Delineate proposed dedications and easements for public rights-of-way; and
4. Indicate the location, type, use and size of structures on adjacent properties less than 100 feet of the property to be developed.

C. Lot Requirements. No structure shall be constructed, created or placed and no land use commenced without being in conformance with the lot requirements provided herein. Lot requirements shall include the following:

1. Minimum lot size;
2. Floor area ratio; and
3. Maximum height of structures.

D. Intent. This Section is intended to provide supplemental land use and development regulations in an area designated to protect the groundwater source of community water supply wells from contamination originating from human activities. Specifically, regulations shall be imposed on the surface and subsurface area surrounding a community water supply well, through which contaminants are likely to move toward and reach such water well.

E. Definitions. For purposes of this Section, the following definitions shall apply:

1. **“Abandoned Well”** means a wellhead whose use has been permanently discontinued or which is in such disrepair that its continued use for the purpose of obtaining groundwater is impracticable or may constitute a health hazard.
2. **“Contamination”** means the presence of any harmful substances in the water supply, which is likely to injure human health, animal or plant life, property, or public welfare.
3. **“Groundwater”** means water found beneath the land surface in a saturated zone.
4. **“Hazardous Materials”** means substances defined in Section 101(14) of the Federal Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) or as regulated under Subtitle C of the Federal Resource Conservation and Recovery Act (RCRA).
5. **“Overlay Zone, Wellhead Protection”** means an area designated by the Town of Edgewood to protect the groundwater source of municipal water supply wells from contamination originating from human activities. Development within the overlay district must conform to the requirements of both zoning districts or the more restrictive of the two districts.
6. **“Underground Storage Tank”** means a single tank or combination of tanks, including underground pipes connected thereto, which are used to contain an accumulation of fuels, hazardous materials, or other regulated substance, and the volume of which, including the volume of the underground pipes connected thereto, is ten (10) per centum or more beneath the surface of the ground. This definition does not include septic tanks.
7. **“Wellhead”** means the structural element of a constructed water well which is the source of a groundwater supply system.

F. Designation of Overlay Zone. The designation of one or more Wellhead Protection Overlay Zones is hereby established under the following criteria:

1. A Wellhead Protection Overlay Zone shall be delineated as a geographic area within a 1,000 -foot radius around each “public water supply source”, as recommended and defined by the New Mexico Environment Department in the State Wellhead Protection Program.
2. An alternative delineation of a Wellhead Protection Overlay Zone may be used, provided it is based on an acceptable hydrogeologic evaluation and a validated groundwater flow model.
3. Interpretation regarding whether any particular property is within or outside of any Wellhead Protection Overlay Zone shall be determined by the Council.
4. Wellhead Protection Overlay Zones shall be delineated on the Town of Edgewood, and shall be available for public inspection at the Town Clerk’s Office.

5. In the event that a Wellhead Protection Overlay Zone lies partially or wholly outside the municipal corporate limits, extraterritorial jurisdiction shall be imposed as authorized by Section 3-27-3 NMSA 1978. Intergovernmental arrangements with another governmental entity, within whose jurisdiction lies the Wellhead Protection Overlay Zone, may be executed through a Joint Powers Agreement as authorized by Sections 11-1-1 to 11-1-7 NMSA 1978, for purposes of coordinated planning and administration of this Section.

G. Conditional Uses. All non-residential land use activities and residential uses with on-site liquid waste disposal systems located within the Wellhead Protection Overlay Zone shall be Conditional Uses, subject to review and approval by the Council. A Conditional Use Permit must be granted by the Town of Edgewood and may be either permanent or renewable, depending upon the requirements and procedures for Conditional Uses as specified by this Ordinance.

H. Prohibited Uses. The following uses shall not be allowed within Wellhead Protection Overlay Zones

1. Solid waste disposal, including transfer stations;
2. Underground storage tanks;
3. Uncontained storage of road salt or other deicing materials;
4. Industrial uses which discharge contact-type process waters on-site;
5. Commercial animal feedlots;
6. Mining activities, including sand and gravel excavation;
7. Automotive fueling, maintenance, repair, and salvage activities;
8. Collection, storage, processing, or disposal of hazardous materials;
9. Commercial septage disposal sites;
10. Liquid petroleum product pipelines;
11. Trucking and bus terminals; and
12. Airports and heliports.

I. Nonconforming Uses. Any use declared as a prohibited use by this Section, and which existed prior to the effective date of this Section, may continue as a nonconforming use in accordance with this Ordinance unless that use is found by the Council to be an imminent danger to the public health, safety, and welfare. In such cases, that use must be brought into immediate conformance with this Section in a manner which is determined by the Council.

J. Amortization of Nonconforming Prohibited Uses. Nonconforming prohibited uses pose significant threats to groundwater within the Wellhead Protection Overlay Zone. A time limit, or amortization period, shall be imposed upon certain nonconforming prohibited uses located less than 500 feet of the Wellhead, after which such nonconforming use must be discontinued or substantially modified in order to conform to the regulations provided herein. Substantial modification shall be supported by scientifically based studies from a qualified source.

The following nonconforming prohibited uses located no less than 500 feet of the wellhead shall be discontinued or substantially modified within two (2) years after the effective date of this Section:

2. Solid waste disposal, including transfer stations;
3. Uncontained storage of road salt or other deicing materials
4. Commercial animal feedlots;
5. Mining activities, including sand and gravel excavation;
6. Collection, storage, processing, or disposal of hazardous materials; and
7. Commercial septage disposal sites.

The following nonconforming prohibited uses located no less than 500 feet of the Wellhead shall be discontinued or substantially modified within four (4) years after the effective date of this Section:

1. Underground storage tanks;
2. Industrial uses which discharge contact-type process waters on-site;
3. Automotive fueling, maintenance, repair, and salvage activities, and
4. Trucking and bus terminals.

K. Special Conditions. The following conditions apply to all uses within the Wellhead Protection Overlay Zone;

1. In addition to the prohibitions set forth in this Section, any use involving a discharge to groundwater is not allowed in this Zone unless the discharge is demonstrated to cause no contamination of the receiving groundwater.
2. On-site liquid waste disposal systems may be subject to periodic inspection to determine compliance with the New Mexico Liquid Waste Disposal Regulations.
3. Use of pesticides, herbicides, fertilizers, manures, and other potentially dangerous leachable substances shall be minimized, and bulk storage of these substances shall be prohibited.
4. The minimum lot size for any use with an on-site liquid waste disposal system shall be one acre.
5. Proposals for non-residential development in this zone shall include a site plan indicating;
 - a. any subsurface disposal of waste material;
 - b. proposed earth moving operations, which alter slope or composition of soil;
 - c. proposed methods of conveying water from paved surfaces; and
 - d. any proposed diversion of surface or groundwater.
6. Every abandoned well shall be filled and plugged with such materials and in such manner to prevent contamination from entering the groundwater through the abandoned well.

L. Administration. Primary responsibility for administering this Section shall be assigned to the Zoning Officer, who may be assisted by other municipal employees as appropriate. The following duties shall be performed by the Zoning Officer within the Wellhead Protection Overlay Zone:

1. Maintain a special file for those Conditional uses within the Wellhead Protection Overlay Zone;
2. Maintain a map-based inventory of all land use activities including septic tanks, underground storage tanks, and all water wells, public and private, active and abandoned, within the Wellhead Protection Overlay Zone;
3. Conduct on-site inspections as necessary to enforce the provisions of this Section;
4. Develop and maintain a contingency plan for the provision of alternate drinking water supplies in the event of contamination at a municipal water supply well; and
5. Prepare and present an annual report to the Council for the purpose of summarizing the status of land use activities within a Wellhead Protection Overlay Zone and any actions taken, or in progress, by the Town of Edgewood in carrying out the provisions of this Section. Following acceptance of such annual report by the Council, a copy of such annual report shall be transmitted to the appropriate staff of the New Mexico Environment Department.

SECTION 23. FLOOD PROTECTION OVERLAY ZONE.

- A. Intent.** The Flood Protection Overlay Zone supports regulations designed to reduce flood losses within areas of special flood hazard identified by the Federal Emergency Management Agency.
- B. Boundaries.** The boundaries of the Flood Protection Overlay Zone shall be shown on the EDGEWOOD ZONING MAP and shall substantially conform to the “Special Flood Hazard Areas Inundated by 100 Year Flood” as designated by the Federal Emergency Management Agency pursuant to the National Flood Insurance Program. The Flood Protection Overlay Zone may be revised through the amendment procedures in this Ordinance.
- C. Conditional Use.** All uses within this Overlay Zone shall be conditional uses requiring a permit and subject to the conditional use procedures in this Ordinance.
- D. Special Standards.** All new construction and substantial improvements within the Flood Protection Overlay Zone shall comply with applicable standards imposed by the Town of Edgewood concerning Flood Damage Prevention.

SECTION 24. OFF-STREET PARKING

- A. Off-Street Parking Requirements.** Whenever any new building or structure is erected, off street parking spaces shall be provided on the premises in accordance with this Ordinance. Existing buildings or structures need to supply the required off street parking spaces only to the extent that open space is available on the premises.

Parking spaces may be located on any portion of the lot but shall not obstruct on site circulation or access to the premises. Unless authorized by the Town of Edgewood, parking is not allowed within the public right-of-way.

B. Required Parking Spaces. The minimum number of off-street parking spaces to be provided on premises shall be as follows:

1. Banks, offices, service establishments, and retail businesses require one space per 200 square feet of floor area;
2. Bowling alleys require four spaces per alley;
3. Clubs, lodges, and fraternal organizations require one space per 100 square feet of floor area;
4. Full service and Fast Food Restaurants, bars, and lounges require one space per 100 square feet of floor area;
5. Industrial, manufacturing, and wholesaling establishments require one space per two employees on the largest shift;
6. Laundromats require one space per three washing machines;
7. Medical clinics and dental offices require five spaces per doctor;
8. Motels and other lodging facilities require one space per unit and one space per two employees on the largest shift.
9. Places of public assembly, including churches, community centers, theaters, and gymnasiums require one space per four seats when fully occupied; and
10. Residential buildings and mobile homes require two spaces per dwelling unit, except in the R-1 & R-4 Zones.

C. Mixed Uses. For mixed uses on the premises, the total requirements for off street parking spaces shall be the sum of the fractional requirements of the various uses computed separately.

D. Parking Design Standards.

The following standards shall be applied:

1. All off-street automobile parking facilities shall be designed with appropriate means of vehicular access to a street, alley or public thoroughfare, as well as necessary maneuvering areas such as driveways. Whenever possible, the parking facility shall be designed so that vehicles exiting therefrom will not be required to back into any street. Maneuvering areas adjacent to parking spaces shall be designed so as not to disrupt traffic on public roadways.
2. All driveway entrances shall be at least 30 feet wide to facilitate vehicular turning into the parking area;
3. Each parking space shall consist of an area not less than 8 feet by 20 feet;
4. All parking areas shall be screened from adjacent streets with walls, earth berms, or landscaping that creates a screening effect, a minimum of 36 inches in height.

E. Parking Spaces Designated for Disabled Persons: For nonresidential uses and for multiple-family uses with common parking areas, parking lots shall provide the following minimum number of parking spaces designated for disabled persons.

Total Spaces in Parking Lot	Minimum Number of Parking Spaces for Disabled Persons
1 to 25	1
26 to 36	2
36 to 50	3
51 to 100	4
101 to 300	8
301 to 500	12
501 to 800	16
801 to 1,000	20
More than 1,000	20, plus 1 for each 100 over 1,000

The designated disabled parking spaces shall be located so as to provide the most convenient access to entranceways or to the nearest curb cut. Every parking lot shall have at least one designated disabled parking space designated to accommodate a motor vehicle passenger van, and there shall be a minimum of one such space for every eight designated disabled parking spaces.

SECTION 25. OUTDOOR LIGHTING

A. Purpose. The purpose of this section is to regulate outdoor lighting in order to: reduce light pollution; reduce or prevent glare; reduce or prevent light trespass; conserve energy; promote a sense of safety and security; and ensure aesthetically appropriate outdoor lighting.

B. Applicability and General Provisions

1. All outdoors lighting fixtures installed on private property and on City property shall comply. This section does not apply to interior lighting.
2. If a nonconforming fixture is replaced, the replacement fixture shall meet the requirements of this chapter.
3. Compliance for single-family residences shall be enforced on a complaint basis.
4. In the event of a conflict with any other section of this chapter, the more stringent requirement shall apply.
5. This section does apply to street lighting.

C. Submittals

1. Applications for building zoning approval shall contain the following information:
 - a. Plans indicating the location, type, and height of lighting including both building and ground mounted fixtures;
 - b. A description of the lighting, including lamps, poles or other supports, and shielding devices, which may be provided a catalogue cuts from the manufacturer;
 - c. Photometric data, such as that furnished by the manufacturer, showing the angle of light emission; and,
 - d. Additional information as may be required in order to determine compliance with this section.

D. General Standards

1. The following type of lamps are permitted and shall be shielded as follows:

Lamp Type	Required Shielding
High pressure sodium	Yes
Low pressure sodium	Yes
Metal halide	Yes
Mercury vapor	*
Fluorescent, quartz-halogen, & over 160 watts (per fixture)	
Incandescent 160 watts or less (per fixture)	Yes
Glass tubes filled with neon argon, or krypton)	Yes
Any light 50 watts or less (per fixture)	Yes

NOTES:* Mercury vapor shall be permitted only for the purpose of lighting landscaping and shall be limited to 100 watts per fixture. The lamp shall not be visible from public view. For the purposes of this section "public view" shall mean visible to the average person from any public street, way or place.

2. All outdoor lighting fixtures shall be designed, installed, located and maintained such that nuisance glare onto adjacent properties or streets shall be minimized to the greatest extent practical. New construction shall have all outdoor light fixtures with shielded fixtures that direct the light downward.

3. Disabling glare onto adjacent properties or streets shall not be permitted. This section may be enforced on the basis of a formal complaint filed in writing with the planning and zoning department.
 4. No light fixture shall reflect light any further away from the direct downward location of the fixture to the ground, more than 2.5 times the distance of the height of the fixture from the ground.
- E. **Maintenance.** It shall be the responsibility of the property owner or tenant to properly maintain illumination levels and required shielding.
- F. **Further Restrictions.** The Town reserves the right to further restrict outdoor lighting, including but not limited to restriction of pole height and level of illumination, when it is deemed to be in the best public interest in keeping with the stated purpose of this section.

SECTION 26. SUPPLEMENTARY USE REGULATIONS

No Business License shall be issued for any development or use of land unless the activity is in compliance with all applicable supplementary use regulations specified in this Section. In the case of conflict with zoning district dimensional regulations or other regulations of this Zoning Code, the more restrictive requirement shall apply unless otherwise specifically provided or clearly intended.

All businesses shall provide Trash Receptacles: All facilities shall provide their own enclosed trash and recycling receptacles, either inside or outside of the facility, of sufficient size to contain all disposable trash and recyclable materials produced by the facility, subject to review and approval of the Fire Department. The management will be responsible for the policing of all trash and recyclable material associated with the operation of the facility.

A. Adult Business Establishments: Adult business establishments shall be subject to the following supplementary use standards:

1. Location and Distance Requirements:

- a. Residential: No permit shall be granted for an adult business no less than 2,640 feet of residential zoned property.
- b. Schools and Parks and Religious Institutions: No permit shall be granted for any adult business establishment no less than 2,640 feet of any private or public school, park, child care facility or religious institution or place of worship.
- c. Other Adult Uses: No permit may be granted for any adult business establishment no less than 2,640 feet of any other entertainment establishment.

2. Measurement of Distance:

- a. The distance between any adult establishment and any religious institution, school, public park or child care facility or any property zoned for residential use shall be measured in a straight line, without regard to intervening structures, from the closest exterior structural wall of the adult entertainment establishment to the closest property line of the religious institution or place of worship, private or public school, park, child care facility or property zoned for residential use.
- b. The distance between any 2 adult business establishments or between any adult use and adult business establishment shall be measured in a straight line, without regard to intervening structures, from the closest exterior structural wall of each business.

3. Other Regulations: Adult business establishments must also comply with all other regulations contained in the Town Code, including, but not limited to, licensing and permitting regulations.

C. Daycare. The following supplementary use standards shall apply to daycare uses, as indicated:

1. Licensing and Registration: Daycare providers shall be licensed or registered with the State;
2. No on-street parking or loading facilities shall be permitted in association with such activity.

D. Kennel, Commercial. No person shall operate a kennel, grooming parlor, pet shop, refuge, shelter, guard dog site or hobby breeder site without a valid conditional use permit. A permit may be obtained under the following conditions following the guidelines established in Section 30.

1. Payment of an annual business license at the Town Offices
2. Demonstration of a certification of zoning from the Planning & Zoning Office.
3. Annual inspection of the premises used for keeping animals by an animal control officer.

4. Conditional use permits in Residential areas will only be granted for the breeders of less than 5 litters annually.

E. Mining and Quarrying: Mining and quarrying activities shall be subject to the following supplementary use regulations:

1. Location: Mining and quarrying operations shall comply with the following location standards:
 - a. Mines or quarrying operations shall have direct access to secondary or primary arterial streets capable of handling the expected highway loads of heavy truck vehicular traffic.
 - b. To minimize adverse impact upon surrounding properties, all above-ground activity shall be located at least 2460 feet from the lot line of any site used or zoned for residential purposes.

F. Mobile Home Dwelling. The placement of a mobile home shall be permitted on a temporary basis subject to the following standards:

1. The mobility of the mobile home shall be maintained.
2. A valid building permit for a single-family dwelling unit on the land shall have been approved by the Zoning Office.
3. The temporary conditional use permit shall be valid for a period of 1 year.
4. Requests for extensions of time beyond the initial 1-year shall be made to the Zoning Office. In no case shall the total time exceed a maximum of 2 years for the initial approval and subsequent extension.
5. No additions shall be permitted to the mobile home, except awnings and demountable screen panels.
6. The mobile home shall be manufactured after September 1, 1973.

G. Auto Service, Limited; Car Wash; Gasoline Sales, Limited; And General; Service Station; And Vehicle and Equipment Repair: These uses shall comply with the following supplementary use regulations:

1. Bays and Vehicular Use Areas: Whenever possible, uses with service bays and other vehicular use areas should be designed so that these areas face away from streets and residential areas. Landscaping shall be provided in compliance with the Landscaping Ordinance. To protect neighboring property from potential loss of use or diminishment of land value, the Zoning Officer may recommend, and the Planning Commission may approve an increase of the land use buffer factor for approved outdoor vehicular use areas.
2. Outside Storage: Outside storage or keeping of parts is prohibited unless designated as part of approved development plans for vehicle and equipment repair facilities only.

H. Construction Sales and Service: Outdoor storage areas permitted under the definitions of construction sales and service, general and limited, shall be subject to the following supplementary use regulations:

1. Screening and Enclosures: Outdoor storage areas shall comply with the screening requirements of the Landscape Ordinance. Fences and walls used to provide screening shall be maintained in a neat, clean, safe and structurally sound condition. Materials stored within the enclosure shall not be permitted to exceed the height of the fence or wall. No signs or advertising devices shall be placed upon fences or walls used to provide visual screening of outside storage areas.
2. Outdoor storage areas shall be ancillary to the primary use and may not exceed 15 percent of the main building floor area unless the screening method is an extension of the architecture of the main building.

I. Banking Services and Restaurant, Fast-Food: Banking services and fast-food restaurants shall comply with the following supplementary use regulations:

1. Vehicular and Outdoor Use Areas: Whenever possible, vehicular and outdoor use areas should be designed to reduce impacts to adjoining properties. To protect neighboring property from potential loss of use or diminishment of land value, the Zoning Officer may recommend and the Planning Commission may approve an increase of the land use buffer factor for approved vehicular and outdoor use areas.
2. Trash Receptacles: All fast-food facilities shall provide their own enclosed trash and recycling receptacles, either inside or outside of the facility, of sufficient size to contain all disposable trash and recyclable materials produced by the facility. The management will be responsible for the policing of all trash and recyclable material associated with the operation of this facility.

SECTION 27. PERFORMANCE STANDARDS IN ALL DISTRICTS.

- A. Purpose.** The purpose of the performance standards procedures is to ensure that an objective, unbiased determination is made in those cases where there may be substantial doubt as to whether an individual structure or development complies with the performance standards of this Chapter and to formulate practical ways for the alleviation of such noncompliance.
- B. Proposed Development.** Any person proposing development affected by these performance standards shall submit as a part of the final plan application such information as may be necessary to demonstrate that the proposed development will comply with the performance standards set forth in this Section.
- C. Existing Violations.** When the Zoning Officer, after due investigation, reasonably determines that an existing use violates 1 or more of the performance standards in this Section, the Zoning Officer or the Zoning Officer's designee shall begin the enforcement process set forth for this Chapter, beginning with a notice of violation.
- D. Heat.** No heat from furnace processing equipment or other device shall be sensed at the lot line to the extent of raising the temperature of air or materials more than 5 degrees F.

E. Noise:

- Noise shall be measured with a sound level meter having an A-weighted filter constructed in accordance with specifications of the American National Standards Institute (ANSI). Measurements are to be made at any point as indicated in the table following.
- Impact noise shall be measured using the fast response of the sound level meter. Impact noises are intermittent sounds such as from a punch press or drop forge hammer. Measurements are to be made at any point as indicated in table following.
- Between the hours of 7:00 P.M. and 7:00 A.M. the permissible sound levels in a residential district shall be reduced by 5 decibels for impact noises.
- The following sources of noise are exempt:
 - occasionally used safety signals, warning devices and emergency pressure relief valves;
 - temporary construction activity between 7:00 A.M. and 7:00 P.M.
 - TOES-AP Zone
- The following Table describes the maximum sound pressure level permitted from any source and measured in any adjacent residential district, commercial district or industrial district:

Noise Maximum Permitted Sound Levels, dB(A) (re: 0.0002 Microbar)		
Impact District	Continuous Sound Measured in Slow Meter Response	Impact Sound Measured in Fast Meter Response
Residential	55	65
All Commercial	60	70
All Industrial	70	80

NOTES: "Impact District" identifies any district (by zoning classification) in which the sound can be heard or felt, without regard to the zoning of the property on which the activity takes place. All sound shall be measured in decibels at a property line of the property on which the activity takes place.

- F. Air Pollution:** The total emission rate of dust and particulate matter from all vents, stacks, chimneys, flues or other opening or any process, operation or activity except solid waste incinerators within the boundaries of any lot, shall not exceed the levels established by State rules and regulations governing air contamination and air pollution.
- G. Prima Facie Odor Violations:**
- It shall constitute prima facie evidence of an odor violation if a chemical or substance is used, stored, or placed at a property and the odor emanating from the chemical or substance is offensive to and plainly detectable across the property boundary line by a reasonable person with ordinary olfactory sensitivity.

2. It shall constitute prima facie evidence of an odor violation if an odor is offensive to and plainly detectable across the property boundary line by a reasonable person with ordinary olfactory sensitivity, the odor persists for in excess of eight (8) consecutive hours, and the source of the odor is any of the following activities or conditions:
 - a. Trash or garbage placed outside;
 - b. Animal waste in yard, kennel, or stable; or
 - c. Septic conditions resulting from standing water or liquid waste.
3. It shall constitute prima facie evidence of an odor violation if a process, activity or condition results in frequent, periodic releases of odor-producing substances that are offensive to and plainly detectable by a reasonable person with ordinary olfactory sensitivity. A frequent, periodic release involves at least four (4) separate releases in a twenty-four (24) hour period.

SECTION 28. NONCONFORMANCE

- A. Definition.** Within the zone districts established by this Ordinance, or subsequent amendments hereto, there exist lots, structures, and uses of land and structures which were lawful before this Ordinance was passed or amended, but which would be prohibited, regulated, or restricted under the terms of this Ordinance or subsequent amendment. Such lots, structures or uses are nonconformities. It is the intent of this Ordinance to allow these nonconformities to continue until they are removed, but not to encourage their survival. Permissive uses under this ordinance shall not be defined as nonconformities.
- B. Letter of Nonconformance.** Nonconformities, upon discovery, shall be issued a Letter of Nonconformance by the Zoning Office by certified mail. Upon receipt of this written notification, it shall be the responsibility of the owner or owners of the nonconforming property to contact the Zoning Office within 30 days after the date of notification. Failure to contact the Zoning Office shall be considered a violation of this Ordinance.
- C. Expansion.** A nonconformity shall not be enlarged, expanded, or extended. However, the addition of a lawful use to any portion of a nonconforming building, which existed prior to the enactment of this Ordinance, shall not be deemed an extension of the nonconformity.
- D. Abandonment.** Whenever a nonconformity has been discontinued or abandoned for a period of one year or more, that nonconformity shall not be reestablished, and any future use shall be in conformance with the provisions of this Ordinance.
- E. Restoration.** If a nonconformity is damaged or destroyed by any means to an extent of more than 50 percent of its replacement cost at the time of destruction, then restoration must be for a permitted use.
- F. Nonconforming Lot Size.** Any lot of record existing prior to the effective date of this Ordinance, which fails to meet the minimum area requirements, may be developed or improved provided that setback and other requirements of the lot are in conformance with the provisions of this Ordinance. A Nonconformance Certificate will not be required for nonconforming lots.
- G. Vested Rights.** Nothing in this Ordinance shall require any change in plans, construction, or designated use of a building for which a building permit has been issued prior to enactment of this Ordinance, or amendments hereto.

SECTION 29. USE PERMITS

- A.** Use Permits are issued by the Town Council after a recommendation from the Planning and Zoning Commission. The Town Council shall issue their decisions with regard to Use Permit applications within thirty (30) days after the last public hearing has been held on the application. The Planning and Zoning Commission and Town Council shall follow the procedures for Zoning Map amendments set forth in Town Code Section 32.
- B. Use Permit applications must be accompanied by:**
 1. A layout and landscape plan; typical building elevations and other pertinent development characteristics;
 2. Total cost of the project, and evidence of the applicant's ability to complete the project
 3. Any information of an engineering nature that the applicant submits, whether civil, mechanical, structural or electrical, must be certified by a licensed professional engineer.

- C. **The granting of a Use Permit** is a matter of grace, not of right (conditional or otherwise). The burden of proof lies with the applicant to satisfactorily show that any structure that is involved will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general, and that the same will be in full conformity with any conditions, requirements or standards prescribed by or under this Chapter.
- D. **Approval of an application** (in all or in part), the Town Council may designate such conditions that will, in its opinion, secure substantially the objectives of this Chapter, and may require guarantees in such form as it deems proper under the circumstances to ensure that such conditions are complied with. Where any such conditions are not complied with, the approval shall cease and the Code Enforcement Officer shall act accordingly.
- E. **The granting of any Use Permit** shall be contingent upon building permits being obtained within six (6) months and work being diligently pursued to completion. Failure to meet this condition shall void the Use Permit unless an extension of time is secured.
- F. **If the Use Permit is granted without an operational time limit**, the Permit may operate permanently within the confines of this Chapter and the requirements imposed at the time of granting the Permit.

SECTION 30. CONDITIONAL USE PERMIT

- A. **Permit Required.** Conditional uses that are established by this Ordinance shall not be allowed except upon the review and approval for a Conditional Use permit issued by the Planning Commission, which shall be guided in making a decision by the criteria set forth in this section.
- B. **Application.** Any request for a Conditional Use Permit shall be submitted with an administrative fee to the Zoning Office on a prescribed application form obtainable at the Town offices. The Zoning Officer shall transmit the completed application and any supplementary information to the Planning Commission for review and consideration at their next scheduled meeting.
- C. **Notice of public hearing** Notice of public hearing before the Planning Commission to consider an application for a Conditional Use Permit shall be given as follows:
 - 1. By publication at least once in a weekly newspaper of general circulation in the Town not less than 15 Calendar days prior to the date of the public hearing; and
 - 2. By mailing a written notice thereof, not less than ten (10) days prior to the date of such hearing to the applicant, the owner of the subject property and to the owners of properties within 300 feet of the exterior boundary of the subject property or properties; such notices shall be sent by first-class mail; and
 - 3. By posting such notice in at least one prominent place on or about each parcel which is the subject of the proposed action. In the event more than one parcel is the subject of such hearing, and such parcels comprise 200 or more feet of street frontage, at least one such notice shall be posted on or about the street line at intervals of not less than 200 feet, starting at either end of the subject properties where the property line intersects the street line.
- D. **Guidelines.** A Conditional Use Permit shall not be approved unless satisfactory provisions have been made concerning the following issues, where applicable:
 - 1. Accessibility to the property and proposed structures on the premises, with particular reference to vehicular and pedestrian safety, traffic control, off street parking, and emergency access in case of fire, flood, or catastrophe;
 - 2. Connections to water and sewer services and other public utilities, with reference to necessary easements or dedications;
 - 3. Storm water drainage control and flood protection with reference to the National Flood Insurance Program;
 - 4. Solid waste management systems and the potential for hazardous waste;
 - 5. Hobby Breeder sites will comply with all requirements of the animal control ordinance.
 - 6. The economic, noise, glare, or odor effects of the conditional use on contiguous properties; and general compatibility with contiguous properties and other properties in the area.
- E. **Limitations.** Conditional Use Permits issued in accordance with the requirements of this Ordinance shall be considered permanent, with the following exceptions.

1. For any conditional uses that have an exceptional tendency, because of their nature or character, to create an adverse impact on neighboring properties, the Planning Commission may limit the term of the permit to a specified length of time after which the permit shall expire and may be renewed. An application for renewal of the Conditional Use Permit may be submitted and processed in the same manner as the original application, with a reduced administrative filing fee.
2. Where there has been a significant change in the physical extent, operations, or character of a permitted conditional use, the Planning Commission may require a renewal of the original Conditional Use Permit. Significant change shall be determined by the Planning Commission, based on a scheduled review of the Conditional Use Permit
3. An approved Conditional Use Permit shall become void one year after the date of approval if the rights and privileges granted thereby have not been utilized.
4. An approved Conditional Use Permit shall become void if, after the use has begun, it ceases on the approved site for a continuous period of one year or more.

SECTION 31. NUISANCES

- A. Purpose.** This chapter is intended to promote the general health, safety and welfare of the people of the Town by prohibiting the creation or maintenance of nuisances upon any business, industrial or residential properties within the Town limits.
- B. Declaration by Council of Nuisance.** The Town Council may declare by resolution that a motor vehicle, dilapidated building or other property nuisance exists and that it is a menace to the public safety, health, morals, or welfare or that its unsightly appearance tends to discourage residential or commercial development in the property's immediate area.
- C. Service of Resolution..** A copy of the resolution shall be served on the owner, occupant or agent in charge of the building, structure, house or property. If the owner, as shown by the real estate records of the county clerk, occupant or agent in charge of the building, structure, house or property cannot be served within the Town, a copy of the resolution shall be posted on the building, structure house or property and a copy of the resolution shall be published one time in a local newspaper
- D. Removal of nuisance vehicle. Dilapidated building or other property nuisance or filing of objection.** Within ten (10) days of the receipt of a copy of the resolution or of the posting and publishing of a copy of the resolution, the owner, occupant or agent in charge of the building, structure, house or property shall commence removing the nuisance, take the corrective action approved by the Town Council, or file a written objection with the municipal clerk or the clerk's designee asking for a hearing before the Planning & Zoning Commission.
- E. Appeal to District Court.** Any person aggrieved by the determination of the Town Council may appeal to the District Court by:
1. Giving notice of appeal to the Mayor within five (5) days after the determination made by the Town Council;
 2. Filing a petition in the District Court within twenty (20) days after the determination made by the Town Council.
- F. Cost of removal constitutes a lien.** If the owner, occupant or agent in charge of the building, structure, house or property fails to commence removing or correcting the property nuisance:
1. Within ten (10) days of being served a copy of the resolution or of the posting and publishing of the resolution; or
 2. Within five (5) days of the determination of the Planning & Zoning Commission that the resolution shall be enforced; or
 3. Within five (5) days of the determination of the Town Council that the resolution shall be enforced; or
 4. Within thirty (30) days after the District Court enters judgment, the Mayor or the Mayor's designee shall determine what method shall be used to remove the property nuisance. The reasonable cost of the removal shall constitute a lien against the building, structure, house or property from which it was removed. The lien shall be foreclosed in the manner provided for by state law.
- G. Removal of Salvage Value.** The Mayor or the Mayor's designee may at their discretion, with the consent of the owner, pay for the cost of removal of any condemned building, structure or house by granting to the person removing such structure, the legal title to all salvageable materials in lieu of all other compensation.
- H. Clean premises.** Any person or firm removing any condemned building, structure or house shall leave the premises from which the material and debris has been removed in a clean, level and safe condition, suitable for further occupancy or construction and with all excavations filled.

SECTION 32. VARIANCES.

A. Authority. The Planning Commission may approve a Variance from the strict application of area, height, dimension, distance, setback, and off-street parking requirements of this Ordinance.

1. Variance may be granted, but only if such Variance is:

- a) Consistent with the general intent and purposes of these Regulations; and
- b) In accordance with any other applicable and legally adopted plans and policies of the Town; and
- c) Not detrimental to the general public welfare.
- d) Where, owing to special conditions, a literal enforcement of the zoning ordinance will result in unnecessary hardship.

B. Application. Any subdivider/developer requesting a Variance shall complete an application on prescribed forms available from the Planning Department, pay any required administrative fee, and submit any other required supporting documentation.

Supporting documentation shall include, but not be limited to a written statement specifying: any and all Regulations or Standards from which a Variance is requested; the reason(s) for the requested Variance; and any and all proposed alternative Regulations or Standards.

C. Fee. Fees shall be in accordance with these Regulations and Standards.

D. Review/Discussion

1. The Commission shall review and discuss the request for Variance and supporting documentation at a regular meeting, and may request comments from Town staff and/or from other governmental and utility agencies.
2. The Commission shall:
 - a. Call for Public Hearing.
 - b. Require posting of yellow public notice signs for a minimum of 15 days prior to Public Hearing.
 - c. Disapprove or approve the request, or
 - d. Delay, until their next regular meeting, making any decision.

E. Recording: Approval of any request for Variance, and any supporting documentation for such request, shall be attached to and become an integral part of the Plat of the development. Acceptance and recording shall be in accordance with the appropriate procedure of these Regulations and Standards.

SECTION 33. ADMINISTRATION.

A. Administrative Official. A Code Enforcement Officer shall be appointed by the Town Council to administer the provisions of this Ordinance. The Code Enforcement Officer may also serve in some other capacity as an employee or appointed official of the Town of Edgewood.

B. Inspection. The Code Enforcement Officer has the authority to conduct an inspection of buildings, structures, and the use of land to determine compliance with this Ordinance. This provision does not grant right of entry without due process, if necessary. The Code Enforcement Officer shall provide for on site inspections and other relevant information which may be requested by the Town Council or the Planning Commission as necessary to carry out the purpose of this Ordinance.

C. Violations. Complaints and Notifications. The Zoning Office may institute any appropriate actions or proceedings whenever there is probable cause to believe there is a violation of this Ordinance. Any person aggrieved by an apparent violation of this Ordinance shall file a written complaint with the Zoning Office which shall immediately investigate the complaint to determine if a violation of this Ordinance is found to exist. Whenever the Code Enforcement Officer finds probable cause to believe that a violation of this Ordinance exists, whether acting on independent initiative or in response to a complaint, the Code Enforcement Officer shall notify the person responsible for the alleged violation in writing.

The notification shall order the necessary correction to be made within 60 days following the date of notification. Any person who fails to comply with the notification order shall be subject to penalties as stated in this Ordinance.

- D. Information and Records.** The Zoning Office shall maintain an office to supply the public with information concerning this Ordinance and shall maintain the official EDGEWOOD ZONING MAP in an updated form. A "Zoning Action File" shall be maintained and shall contain records which include the following categories:
1. Amendments to the Zoning Ordinance and Maps;
 2. Building Permit Applications (with Elevation Certificates as appropriate);
 3. Conditional Use Permits;
 4. Mobile Home Installations;
 5. Nonconformance Certificates;
 6. Site Development Plans;
 7. Variances allowed under this Ordinance;
 8. Zoning Appeals; and
 9. Zoning Violations.

SECTION 34. AMENDMENTS.

- A. Authority.** The Town Council or Planning Commission as designated by Town Council may amend or change any of the regulations, procedures, or zone district boundaries established by this Ordinance.
- B. Application.** Any request for an amendment to this Ordinance shall be submitted with an administrative fee to the Zoning Office on a prescribed application form obtainable at the Town offices. An application may be initiated by the Town acting on behalf of the community at large. The Zoning Office shall transmit the completed application and any supplementary information to the Planning Commission at their next scheduled meeting.
- The Planning Commission shall prepare and transmit a recommendation or decision in writing to the Town Council within seven days after their review of the proposed amendment is completed. To the extent possible, all contiguous property owners of any land proposed for a zone change shall be notified of the Planning Commission meeting at which the zone change will be reviewed.
- C. Public Hearing.** Notification of the time and place of the public hearing shall be:
1. By publication at least once in a weekly newspaper of general circulation in the Town not less than 15 Calendar days prior to the date of the public hearing; and
 2. Whenever a zone change is proposed for an area of one block or less, notice of the public hearing shall be mailed a written notice by certified mail, return receipt requested, to the owners of land within the area proposed to be changed by a zoning regulation and within 100 feet, excluding public right-of-way, of the area proposed to be changed by a zoning regulation.
 3. Whenever a zone change is proposed for an area of more than one block, notice of the public hearing shall be mailed by first class mail to the owners of land within the area proposed to be changed by a zoning regulation and within 100 feet, excluding public right-of-way, of the area proposed to be changed by a zoning regulation.
 4. If any notice by first class mail is returned undeliverable, the Town shall attempt to discover the owner's most recent address and shall remit the notice by certified mail, return receipt requested.
 5. By posting such notice in at least one prominent place on or about each parcel which is the subject of the proposed action. In the event more than one parcel is the subject of such hearing, and such parcels comprise 200 or more feet of street frontage, at least one such notice shall be posted on or about the street line at intervals of not less than 200 feet, starting at either end of the subject properties where the property line intersects the street line.

SECTION 35. APPEALS.

- A. Right of Appeal.** Any person or member of the governing body aggrieved by a decision of the Zoning Officer or the Planning Commission in carrying out the provisions of this Ordinance may appeal that decision to the Town Council, de novo. An appeal must set forth specifically a claim that there was an error or an abuse of discretion, or that a decision was not supported by evidence in the matter.
- Any appeal following a decision of the Zoning Officer or the Planning Commission shall be made in writing on prescribed forms obtainable at the Town offices, upon payment of an administrative fee, and submitted to the Zoning Officer. Any appeal not submitted within 30 days after the decision which is the subject of the appeal shall not be considered by the Town Council. The Zoning Officer shall transmit all papers involved in the proceedings to the Town Council within seven days after the receipt of the appeal application.
- C. Public Hearing.** The decision on an appeal shall be made by the Town Council following a public hearing. Notification of the time and place of the public hearing shall be published in a newspaper of general circulation

in the Town at least 15 days prior to the hearing. The Zoning Officer shall notify the applicant, members of the Planning Commission, and a representative of the opponents, if any, of the hearing date.

- D. Stay of Proceedings.** An appeal shall stay all proceedings in the action unless the Zoning Officer certifies that a stay will cause imminent peril to life or property. Upon certification, the proceedings shall not be stayed except by order of District Court.
- E. Decision.** An appeal shall be decided within 60 days of the date of application of the appeal. A majority vote of the members of the Town Council is required to reverse, change, or affirm a decision made by the Zoning Officer or the Planning Commission.

SECTION 36 ADMINISTRATIVE FEES.

- A. Applications.** Any applications required by this Ordinance shall be filed on prescribed forms obtainable at the Town offices and shall be accompanied by an administrative fee. Administrative fees shall not be required where any official of the Town of Edgewood is the moving party. The purpose of an administrative fee is to cover the processing costs, and shall not be refundable. All fees shall be paid to the Town Clerk at the time of application, and shall be made payable to the Town of Edgewood.
- B. Administrative Fees.** Administrative fees will be charged as per Council resolution.

SECTION 37. PENALTIES.

Any person violating any of the provisions of this Ordinance shall upon conviction be subject to a fine not exceeding \$500 or imprisonment for a period not exceeding 90 days, or both such fine and imprisonment, as authorized in 31.C. NMSA 1978. Any violation continued for a period of 30 days after conviction shall be prosecuted and treated as a separate offense.

SECTION 38. SEVERABILITY.

The provisions of this Ordinance shall be deemed to be severable, and should any part of this Ordinance be declared by the courts to be unconstitutional or invalid, such holdings shall not affect the validity of this Ordinance other than the part so declared to be unconstitutional or invalid.

SECTION 39. DEFINITIONS.

- A. Word Forms.** Words used in the present tense include the future tense, and words used in the future tense include the present tense. The singular number includes the plural number and the plural number includes the singular number. The words "shall" and "must" are mandatory, and the word "may" is permissive.
- B. Definitions.** For the purpose of this Ordinance, standard dictionary definitions are used except for certain words or phrases used herein which shall be deemed as follows:
 - 1. **"Abandoned Well"** means a wellhead whose use has been permanently discontinued or which is in such disrepair that its continued use for the purpose of obtaining groundwater is impracticable or may constitute a health hazard.
 - 2. **"Accessory"** means subordinate and incidental to a principle use or structure on the premises.
 - 3. **"Adult"** means an individual eighteen years of age or older.
 - 4. **"Adult Business"** means any business conducted for the entertainment of adults, engaged in the selling, renting, or displaying of publications depicting the specified sexual activities described herein or other material of a sexually explicit nature. Included in the definition is any business, that as substantial or significant course of conduct, sells offers for sale, rents, exhibits, shows or displays publications depicting the anatomical areas or specified sexual activities described herein or other material of a sexually explicit nature.
 - 5. **"Amateur Radio Antenna/Tower"** means a free-standing, guyed or building-mounted lattice construction or tubular metal tower or similar type construction, including antennas and appurtenances intended for airway communication purposes by a person holding a valid amateur radio ("ham") license issued by the Federal Communications Commission.
 - 6. **"Airport Imaginary Surfaces"** means imaginary areas in space or on the ground that are established in relation to the airport and its runways. Imaginary areas for private use airports defined by the primary surface and approach surface.

7. **"Airport Sponsor"** means the owner, manager, or other person or entity designated to represent the interests of an airport.
8. **"Approach Surface"** means a surface longitudinally centered on the extended runway centerline and extending outward and upward from each end of the primary surface. An approach surface is applied to each end of the runway. The inner edge of the approach surface is the same width as the primary surface and it expands uniformly to a width of 450 feet for that end of a private use airport with only visual approaches. The approach surface extends for a horizontal distance of 2,500 feet at a slope of 20 feet outward for each one foot upward.
9. **"Arroyo"** a dry desert gully cut by an intermittent stream.
10. **"Basement"** means the lowest story of a building, below the main floor
11. **"Boarding, Rooming, or Lodging House"** means a building other than a hotel, motel, or restaurant where lodging, with or without meals, is provided for compensation. Such building shall not contain more than five guest rooms. This definition includes a "Bed and Breakfast" enterprise.
12. **"Building"** means a structure, having a roof and intended to be used for sheltering people, animals, property, or business activity.
13. **"Caretaker house"** means a secondary building incidental to the main building used for custodian taking care of a property.
14. **"Commercial Density"** means the floor area ratio of commercial buildings to designated buildable areas, excluding dedicated public rights-of-way.
15. **"Common Area"** means a portion of the land within the Master Plan Zone, permanently designated for use as an open space, provided that the access ownership and maintenance responsibilities of the common area are clear.
16. **"Conservation Easement"** means an easement granting a right or interest in real property that is intended to preserve specified areas predominantly in their natural condition or to prohibit buildings and structures on land graded, revegetated, and constructed to an approved condition; retaining such areas as suitable for habitat protection, flood control, or scenic open space of Edgewood.
17. **"Conditional Use"** means a use, which may be or become a nuisance or hazard to neighboring properties if proper safeguards are not taken. Conditional uses require a permit following review and approval by the Planning Commission.
18. **"Contamination"** means the presence of any harmful substances in the water supply, which is likely to injure human health, animal or plant life, property, or public welfare.
19. **"Contiguous"** means touching or separated only by a public right way.
20. **"Covenant"** means a private legal restriction on the use of land, attached to the deed to the property or otherwise formally recorded. Covenants are typically used in the establishment of a subdivision to restrict the use of property in a specific manner.
21. **"Density"** shall be expressed in terms of number of dwelling units per gross residential acre. In determination of the maximum number of units to be allowed, any proportional fraction thereof shall be the nearest whole number.
22. **"Developer"** means any person, corporation, organization, or other legal entity constructing or creating improvements to the land.
23. **"Dilapidated Buildings"** means any building, structure or house upon any commercial, industrial or residential property which is ruined, damaged or is covered with ruins, rubbish, wreckage, trash or debris.
24. **"Dwelling, Multiple"** means a structure containing two or more dwelling units.
25. **"Dwelling, Singular"** means a dwelling unit which is not physically connected to any other dwelling units.
26. **"Dwelling Unit"** means any structure or part of a structure containing one or more connected rooms to be occupied by one family for living and sleeping purposes. A dwelling unit may include a mobile home, manufactured housing, or site built housing.
27. **"Family"** means one or more persons occupying a dwelling unit, provided that unless all members are related by blood, marriage, adoption or legal assignment, no such family shall include more than five persons.

28. **"Hazardous Materials"** means substances defined in Section 101 (14) of the Federal Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) or as regulated under Subtitle C of the Federal Resource Conservation and Recovery Act (RCRA).
29. **"Floor Area"** means the total gross area of all floors of a building, expressed in square feet measured from the outside surface of exterior walls.
30. **"Floor Area Ratio"** means the relationship of the floor area to the lot area, computed by dividing the floor area by the lot area.
31. **"Grade"** means the average of the finished ground level at the center of all walls of a building.
32. **"Ground Set"** means a manufactured home set at ground level. The finished floor of the house shall project no more than 8 inches above the grade outside the building.
33. **"Groundwater"** means water found beneath the land surface in a saturated zone.
34. **"Guest House"** means a secondary building incidental to the main residence, which is used only for the non-commercial boarding of guests or full time workers.
35. **"Height"** means the vertical distance measured from the lowest ground elevation to the highest point on a structure. When applied to buildings, height means the vertical distance from the grade to the highest point of the roof line.
36. **"Hobby Breeder Site"** any residence, building or other structure used in whole or in part for keeping, raising or breeding animals registered with a nationally or internationally recognized animal registry organization. The resultant offspring are not sold for resale to commercial outlets or for the purpose of research, testing, or laboratory experimentation. This breeder site produces less than five (5) litters per year.
37. **"Home Occupation"** means a business or commercial activity which is conducted within a dwelling unit or an accessory structure within a residential zone district, and which is clearly secondary to the residential use of the premises.
38. **"Lot"** means a tract or parcel of land platted and placed on the Santa Fe County Clerk's record in accordance with laws and ordinances, and with access to public right-of-way.
39. **"Lot Area"** means the area contained within the boundary lines of the lot.
40. **"Lot, Corner"** means any lot bordering on two or more streets at their intersection.
41. **"Lot, Double Frontage"** means any lot bordering on two parallel or approximately parallel streets.
42. **"Lot Line, Front"** means the boundary line of a lot bordering on a street or public right-of-way.
43. **"Lot Line, Rear"** means the boundary line of a lot which is opposite and most distant from the front lot line and does not connect to the front lot line.
44. **"Lot Line, Side"** means any lot boundary line which is not a front lot line or a rear lot line.
45. **"Lounge"** adult business engaged in the preparation and retail sale of alcoholic beverages for consumption on the premises.
46. **"Manufactured Home"** means a structure, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width or forty body feet or more in length, or, when erected on site, is three hundred twenty or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems contained therein; except that such term shall include any structure which meets all the requirements of this paragraph except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the Secretary and complies with the standards established under Section 5402 of the of the Federal Housing and Community Development Act of 1974.
47. **"Manufactured Housing"** means a structure, transportable in one or more sections, which in the traveling mode, is eight body feet or more in width or forty body feet or more in length, or, when erected on site, is three hundred twenty or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems contained therein; constructed in a factory to the standards of the United States department of housing and urban development, the National Manufactured Housing Construction and Safety Standards Act of 1974 and the Housing and Urban Development Zone Code or the Uniform Building Code, as amended to the date of the unit's construction, and installed consistent with the Manufactured

Housing Act and with the regulations made pursuant to that act. This term shall not include any self-propelled recreational vehicle.


48. **“Master Plan”** refers to a specific area by using words, pictures, and maps describing a proposal for development of a large ownership or multiple ownership proposed for incremental or independent subdivision applications.
50. **“Mobile Home”** means any vehicle or transportable structure without motive power, that is equipped with or capable of being equipped with, wheels and axles, is designed with bathroom and kitchen facilities, is intended for occupancy as a dwelling for unlimited periods of time and is smaller than thirty-nine feet in body length, and eight feet in width. **Recreational vehicles do not qualify as mobile homes and will not be permitted as dwelling units.**
51. **“Mobile Home Park”** means one on which space is leased or rented by more than one manufactured home for occupancy for 30 days or more, and which contains permanent facilities and services for the use of the park occupants.
52. **“Motor vehicle”** shall mean any self-propelled vehicle which as originally built contained an engine, regardless of whether it contains an engine at any other time, including, without limitation, automobiles, trucks, buses, motor homes, motorized campers, motorcycles, motor scooters, tractors, snowmobiles, dune buggies and other off-the-road vehicles.
53. **“National Flood Insurance Program”** means the Federal program promulgated by the National Flood Insurance Act of 1968 and the Flood Disaster Protection Act of 1973. The Town is a participating community in this program and has adopted floodplain management regulations for designated flood prone areas within the Town.
54. **“Nonconforming Uses, Lots or Structures”** means any building, structure or portion thereof, or use of any building or land which does not conform to the regulations of this Ordinance and which lawfully existed on the effective date of the regulations to which it does not conform.
55. **“Nuisance Vehicles”** means any inoperable, partially dismantled or wrecked motor vehicle of all types upon any commercial, industrial or residential property. Licensed wrecking yards are exempted provided that the property does not violate the unsightly appearance provision of this ordinance.
56. **“Open Space”** means any parcel or area of land or water essentially unimproved and set aside, dedicated, designated or reserved for public or private use or enjoyment or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open spaces.
57. **“Overlay Zone”** means a zone district placed over other zone districts such that special zoning requirements are imposed in addition to those of the underlying zone district. Development within the overlay district must conform to the requirements of both zoning districts or the more restrictive of the two districts.
58. **“Overlay Zone, Wellhead Protection”** means an area designated by the Town of Edgewood to protect the groundwater source of municipal water supply wells from contamination originating from human activities. Development within the overlay district must conform to the requirements of both zoning districts or the more restrictive of the two districts.
59. **“Parking, Off Street”** means an area on a lot used for required parking of motor vehicles as regulated by this Ordinance.
60. **“Permanent Foundations”** are defined as constructed or assembled components consisting of durable materials (i.e. concrete, masonry, treated wood or other approved materials), and are required to be constructed on-site and shall have attachments points to anchor and stabilize the manufactured home. The design of the foundation shall be DAPIA approved or designed by a licensed professional engineer in accordance with the manufacturer’s specifications.
61. **“Permissive Use”** means any use authorized in a particular zone district established by this Ordinance.
62. **“Person”** means any individual, estate, trust, receiver, association, club, corporation, company, firm, or other entity.
63. **“Planning Commission”** means the Planning Commission of the Town of Edgewood.
64. **“Premises”** means any lot or combination of contiguous lots held in single ownership, together with the development thereon.
65. **“Primary Surface”** means a surface longitudinally centered on a runway. The primary surface ends at each end of a runway. The elevation of any point on the primary surface is the same as the elevation of the nearest point on the runway centerline. The width of the primary surface is 200 feet.

66. **Property** includes, in addition to the owner's lot or tract of land, whether improved or vacant, the area the lot or tract of land, if any, all easements of record, and the sidewalk, curb, gutter and parking area of any street abutting such lot or tract of land.
67. **"Property Nuisance"** means anything that is created or maintained on any commercial, industrial or residential property within the Town limits without lawful authority which is injurious to public health, safety, morals or welfare or which by its unsightly appearance would tend to discourage residential or commercial development in its immediate area.
68. **"Public Right-of-way"** means a strip of land intended for use as a thoroughfare which has been dedicated to the public by deed, or reserved by plat, or otherwise acquired by the Town, County, State or Federal Government.
69. **"Recreational Vehicle"** means a vehicle which is designed or used as temporary living quarters for recreation, camping, or travel, and which may be a self propelled motor vehicle or designed to be towed or mounted on a motor vehicle. Recreational vehicle also includes boats, trailers, and off road vehicles. Recreational vehicles shall not be stored within the front setback of a lot for a time period exceeding one Week.
70. **"Recreational Vehicle Campground"** means a lot, which is utilized for overnight and short term parking of occupied recreational vehicles, tents or similar devices used solely for the purpose of temporary living and sleeping in portable housing. Maximum length of occupancy shall be 90 days. No individual metered utilities will be provided.
71. **"Residential Density"** means the number of dwelling units per acre of land intended for such use on designated buildable area, excluding dedicated public right-of-ways.
72. **"Restaurant"** means any establishment having a New Mexico resident as a proprietor or manager which is held out to the public as a place where meals are prepared and served primarily for on-premises consumption to the general public in consideration of payment and which has a dining room, a kitchen and the employees necessary for preparing, cooking and serving meals; provided that "restaurant" does not include establishments serving only hamburgers, sandwiches, salads and other fast foods. Restaurants are further classified as General, Limited, or Drive-In/Fast Food. Only a Restaurant-General may serve alcoholic beverages
73. **"Roadway"** means a road (especially that part of a road) over which vehicles travel.
74. **"Runway"** means a defined area on an airport prepared for landing and takeoff of aircraft along its length.
75. **"Setback"** means the minimum allowable distance between any building and the nearest lot line of the lot upon which it is located, consisting of open space, and unoccupied by any structure except as otherwise provided in this Ordinance. Walls, fences, signs, and public utility poles are exempt from setback restrictions.
76. **"Setback, Front"** means the minimum allowable distance between any building and the property line exclusive of any road easements of the lot on which such building is located. No more than one front setback shall be designated on corner lots or double frontage lots.
77. **"Setback, Rear"** means the minimum allowable distance between any building and the rear lot line of the lot on which such building is located. On double frontage lots, the rear setback shall be designated on the opposite side of the lot from the designated front setback.
78. **"Setback, Side"** means the minimum allowable distance between any building and a side lot line of the lot on which such building is located. On corner lots, a side setback shall be designated along one of the lot lines bordering a road or street.
79. **"Sign"** means a structural device using graphic symbols or written messages to communicate information to the public by directing attention to a product, place, activity, person, institution, or business.
80. **"Stealth Facility"** means a state of the art facility that is disguised, hidden part of an existing or proposed structure, or placed within an existing or proposed structure in a manner that make it not readily identifiable as a Telecommunications Facility. An existing or proposed structure may or may not have a secondary function (e. g., bell tower, spire, flag pole, etc.).
81. **"Structure"** means any constructed or erected object which requires location on the ground or is attached to something located on the ground. Structures include but are not limited to buildings, decks, fences, signs, towers, cranes, flagpoles, antennas, smokestacks, earth formations and overhead transmission lines. Structures do not include paved areas.
82. **"Town"** means the Town of Edgewood, Santa Fe County, New Mexico.
83. **"Town Clerk"** means the chief administrative officer of the Town as so designated by the Town Council.

84. **"Trail"** means any path, track or right-of-way designed for use by pedestrians, bicycles, equestrians or other nonmotorized modes of transportation.
85. **"Unsheltered"** shall mean located outside a garage or other building in such a manner as to be visible to a person standing upon any public street, alley sidewalk or right-of-way or to any person standing at ground level upon any adjoining piece of property.
86. **"Variance"** means a relaxation of the terms of this Ordinance where such relaxation will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of actions of the applicant, a literal enforcement of this Ordinance would result in unnecessary hardship.
87. **"Vehicle"** means a mechanical device for transporting people or property on a road or highway, with the exception of devices moved by human or animal power.
88. **"Unbuildable Land"** means arroyos or land with a slope of 30% or more.
89. **"Underground Storage Tank"** means a single tank or combination of tanks, including underground pipes connected thereto, which are used to contain an accumulation of fuels, hazardous materials, or other regulated substance, and the volume of which, including the volume of the underground pipes connected thereto, is ten (10) per centum or more beneath the surface of the ground. This definition does not include septic tanks.
90. **"Wellhead"** means the structural element of a constructed water well which is the source of a groundwater supply system.
91. **"Zone District"** means a mapped area of the Town of Edgewood where regulations governing the use of buildings, structures, and land are uniform.
92. **"Zoning Officer"** means an appointee of the Town Council who shall administer the provisions of this Ordinance.

SECTION 40. EFFECTIVE DATE.

AMENDED September 22, 2004



Robert Stearley-Mayor

ATTEST



Karen Alarid-Clerk/Treasurer

